

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

This document represents the Five-year Consolidated Plan for the City of Reno (Reno) and the Washoe County HOME Consortium (WCHC).

A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from the U.S. Department of Housing and Urban Development (HUD). There are four types of HUD block grant housing and community development programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG) and the Housing Opportunities for People with AIDS (HOPWA) program. Consolidated Plans are required to be prepared every three to five years.

The purpose of the Consolidated Plan is:

1. To identify a city's, county's or state's housing and community development needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities during the five year planning period.

Annually, recipients of HUD block grant funds must prepare an Action Plan that details how funds will be spent in the current program year. This document combines the Five-year Strategic Plan with the 2015 Action Plan.

In the Reno and Washoe County region, the City of Reno receives CDBG and ESG directly from HUD. The City of Sparks also receives CDBG directly. CDBG can only be allocated within city boundaries. ESG is allocated regionally to support persons who are homeless. HOME is also allocated regionally to support affordable housing activities in the county and in Reno and Sparks.

The City of Reno is the lead agency for preparing the WCHC Consolidated Plan. As such, this Consolidated Plan contains both the City of Reno's CDBG and ESG allocation plan and the Washoe County HOME Consortium (WCHC) allocation plan.

This document was prepared utilizing HUD's new electronic Consolidated Planning Suite (eCon Plan).

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment**

During the next five years, the City of Reno and the WCHC will use CDBG, HOME and ESG to improve public infrastructure, revitalize neighborhoods and public places, assist nonprofits that provide critical supportive services, create and maintain affordable and mixed-income housing, and provide housing to persons with special needs and who are experiencing homeless. Specifically:

**CDBG will be used to:**

1. Make improvements to public infrastructure to increase accessibility and public safety.
2. Reduce blight in low- to moderate-income (LMI) neighborhoods.
3. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless.
4. Support activities that create affordable and mixed-income housing opportunities.
5. Support efforts to increase economic opportunities of residents and businesses.

**HOME dollars will be used to:**

1. Increase the supply of affordable rental units and mixed-income rental developments.
2. Preserve and maintain existing affordable rental units.
3. As needed, support homeownership opportunities for low- and moderate-income households.

**ESG will be used to:**

1. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless.
2. Assist persons who are homeless find permanent housing (“rapid re-housing”).

**3. Evaluation of past performance.**

The City of Reno continues to allocate funds to projects that have the greatest possible impact—i.e., to projects that have proven successful or will have the most impact for their investment. The ability of block grant funding to leverage other city and county efforts is also considered.

In the past, the largest CDBG projects have included accessibility modifications to public infrastructure, economic development, neighborhood revitalization and operation of the Community Assistance Center (CAC), a one-stop service center for individuals and families experiencing or at-risk of homelessness.

HOME dollars have been allocated to address the most pressing housing needs in the region. In recent years, this has included assisting very low income renters with housing costs and providing re-entry housing to residents experiencing homelessness.

**4. Summary of citizen participation process and consultation process**

The citizen participation and consultation process included:

- Two community meetings hosted by the City of Reno (six attendees);
- Participation in a meeting with the local Continuum of Care, the Reno Area Alliance for the Homeless (34 attendees);
- A focus group with affordable housing developers, providers and developers of market rate housing (seven attendees); and
- In-depth interviews with local subject matter experts.

The community meetings were noticed through social media and local stakeholder networks. The community meetings were held on March 12, 2015 at the Evelyn Mount Northeast Community Center and the Neil Road Community Center.

Each community meeting included:

- A brief overview of the Consolidated Plan purpose and process;
- A presentation of the allowed uses of CDBG, HOME and ESG funds;
- A presentation of how CDBG, HOME and ESG funds have been invested in LMI neighborhoods in the past; and
- A discussion with attendees about housing and community development needs and the activities they would prioritize.

Participants also had the opportunity to complete a written exercise to identify housing, homeless, special needs populations and community development needs and to prioritize those needs.

Discussion with RAAH members focused on housing and community development needs of persons experiencing homelessness and those at risk of homelessness. Topics included needed types of housing and services; access to public transportation; job readiness training needs; and the prioritization of needs.

The focus group with affordable and market rate housing developers and providers included discussion of the current housing market, the impact of the Tesla plant and other businesses opening on the housing market, and the economics of affordable housing development in the area.

Citizens and stakeholders were also invited to comment on the draft 2015-2019 Consolidated Plan during the 30-day public comment period that began April 13 and ended on May 12, 2015. Two public hearings were held on April 7 and 29 with Washoe County HOME Consortium Directors and City Council where staff presented the proposed goals and objectives of the Five-year Consolidated Plan and funding allocation for the 2015 Annual Action Plan.

## **5. Summary of public comments**

Public comments were received verbally at the April 29 and May 13, 2015 public hearings and in written form. The comments included the following:

- The Children's Cabinet for Runaway and Homeless Youth is in favor of the Consolidated Plan.
- In planning to accommodate growth in the next 10 to 20 years, the city should focus on:
  - Modern, safe, conveniently located and semi-sufficient disability housing; and
  - Live/work artist and creative professional housing.
- Council members asked for a clarification of how firm the proposed activities were and if there would be an opportunity for public input. Staff confirmed that the 30-day public

comment period was an opportunity for Council, as well as the public, to provide input into the plan. Staff also confirmed that the exact components of certain activities—e.g., blight reduction—will be developed with Council input during the summer.

- A question was raised about the fire hydrants proposed for CDBG funding: In Reno, who owns the hydrants? Who is responsible for maintenance? Staff responded that the hydrants were the property and responsibility of the city and that many hydrants in low income neighborhoods are aging and need replacing.
- A question was asked about the application of the Davis Bacon Act on HOME projects. A council member expressed concern that HOME projects may be used to fund contractors for whom Davis Bacon does not apply, which would circumvent paying a living wage to workers. Could Reno have a policy that Davis Bacon applies to all HOME-funded projects?
- Clarification of the use of CDBG to fund the Community Assistance Center was requested. Staff responded that this was an eligible activity consistent with how CDBG had been used in the past. Clarification was also requested on the use of CDBG for other public service activities.
- One councilmember, noting the increase in the rental gap in the past five years, expressed a desire to use HOME funds to assist households with the greatest levels of need (less than 30% AMI). She would like to see at least one project per year have 100% of HOME funds reach greatest needs. The process of determining funded applications within the WCHC was discussed.
- One councilmember asked if CDBG could be used to address the needs of residents in aging mobile home parks, noting that these are significant and that needs have grown with the recession.
- Matt Fleming of NNCHRB offered support for the HOME program allocation process and thanked the program administrators for allocating funding to his organization, which will use HOME funds to benefit extremely low income households. These developments are challenging to fund and operate and HOME assistance is critical. City Council members noted the level of affordability offered by the Juniper Village property is much lower than what a household would pay in a weekly hotel.
- Councilmember Brekhus expressed desire for the city to do more to serve extremely low income households. She advised a broader look on how the city should address affordable housing challenges including engagement with the housing authority, working with regional partners and being more strategic in using HOME dollars.
- Two Councilmembers called for a better inventory of affordable product in the city and how well public funds are addressing needs.
- Councilmember Delgado suggested there could be a need for a Low Income Housing Task Force, the outcome of which would be to take a closer look at the big picture and to formulate long term goals and policies to address housing needs.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments that were submitted during development of the Consolidated Plan and 30-day public comment period were accepted.

## **The Process**

### **PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)**

#### **1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The City of Reno is the lead agency in the Washoe County HOME Consortium (WCHC). The WCHC is a consortium between Washoe County, Reno and Sparks for the purpose of receiving and managing HOME funds only. The City of Reno also receives a direct allocation of Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds.

#### **Consolidated Plan Public Contact Information**

##### **Contact information for the WCHC (HOME funding):**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

This section summarizes the process of consulting with stakeholders and residents in the region during development of the Consolidated Plan. It begins with a summary of how the cities and county support a coordinated system of housing and service delivery.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Reno is an active participant in the Reno Area Alliance for the Homeless (RAAH). RAAH is a coalition of homeless services, support services, local and state governmental representatives, developers, faith-based service providers, the University of Nevada (Reno), law enforcement and the medical community who began meeting on a monthly basis in June 2000 to discuss better ways to work together to meet community needs.

City of Reno and Washoe County staff attends the RAAH meetings and support RAAH's activities to enhance coordination among providers in the region. The city also created and continues to fund the Community Assistance Center (CAC), the central location of services to assist persons who are homeless.

RAAH's and the city's efforts to enhance coordination include, but are not limited to, the following:

- RAAH has facilitated trainings to social service providers that educate them in the areas of Medicaid and the SSI/SSDI Outreach, Advocacy, and Recovery (SOAR) program which provides training to increase access to Social Security disability benefits.
- A Mobile Outreach Safety Team (MOST) was established through a partnership with Northern Nevada Adult Mental Health Services (NNAMHS) and the Reno Police Department to conduct outreach to individuals experiencing mental health crises. The team has facilitated access to hospital services and supportive services for individuals in the community, including those experiencing homelessness.
- The region's Homelessness Prevention and Rapid Re-Housing Program is conducted through a City of Reno central intake system that utilizes local organizations to manage the program and connect recipients with housing and services.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Staff participates in the efforts of many community groups, including the Continuum of Care (CofC), Reno Area Alliance for the Homeless (RAAH), as well as other human service collaboratives. Throughout the year staff participates in multiple efforts targeting specific special needs populations, such as the Access Advisory, Nevada Committee on Aging, and Senior Citizen Advisory committees. This participation is continuous, as opposed to targeted just when developing the action plan. This participation allows staff to gauge the ongoing needs of specific target populations throughout the community.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

City of Reno staff work closely with RAAH and staff at the CAC to determine how to most effectively allocate ESG to meet the needs of persons who are homeless. An example is the introduction of the rapid re-housing program (RRH). The city's RRH program was initially presented to Reno Area Alliance for the Homeless (RAAH) Leadership Council, as well as in broader community meetings. Since the RRH was established, the city has continued to solicit feedback in order to ensure the program is working as intended.

ESG funds are not allocated to the Homeless Management Information System (HMIS) costs; however, all ESG funded activities must be entered into the Nevada HMIS (or a comparable system for domestic violence providers). ESG funded Activities must maintain a minimum HMIS data quality percentage of ninety (90). The City of Reno is the CoC grantee for HMIS in Washoe County and is involved heavily in the Steering Committee which is the authorized body to adopt HMIS operating and Administrative procedures.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

The consultation process encompassed a broad spectrum of housing and service providers, including organizations focused on homeless youth, emergency shelter providers, aging and disability services, victims and survivors of domestic violence, low and moderate income populations, as well as local governments and the business community. Regardless of format, consultations focused on identifying and prioritizing needs of low and moderate income residents and special needs populations.

The following table lists the agencies, groups and organizations participating in the Consolidated Plan process.



**Table 1 – Agencies, groups, organizations who participated.**

Participating Organizations	
Builders Association of Northern Nevada	Praxis Consulting Group
Casa de Vida	Reno Area Alliance for the Homeless
Catholic Charities	Reno Initiative for Shelter and Equality (RISE)
City of Reno	Reno Housing Authority
City of Reno Community Assistance Center	Salvation Army
City of Sparks	Silver State Fair Housing
Committee to Aid Abused Women	State of Nevada Aging and Disability Services Division
Community Services Agency	University of Nevada - Reno
Economic Development Authority of Western Nevada	Volunteers of America Family Shelter
Nevada Legal Services	Volunteers of America Men's Shelter
Nevada Youth Empowerment Project	Volunteers of America Women's Shelter
Northern Nevada Adult Mental Health Services	Washoe County Department of Social Services
Northern Nevada Community Housing Resource Board	Washoe County HOME Coalition
Pacificap Properties	Washoe County School District Children in Transition
	WestCare Foundation

### Identify any Agency Types not consulted and provide rationale for not consulting

All agencies and organizations in the housing and community development fields were invited and encouraged to attend public meetings, participate in a stakeholder focus group and provide comments on the Draft Consolidated Plan during the 30-day public comment period.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Washoe County Community Health Needs Assessment	Washoe County Truckee Meadows Healthy Community Initiative	Support of the CAC will improve access to services and health care
Housing and Behavioral Health Assessment of Northern Nevada	Nevada Department of Health and Human Services	Support of the CAC will improve access to services and health care  Creation of permanent supportive housing will offer stability to persons with behavioral health care needs
Truckee Meadows Regional Plan	Truckee Meadows Regional Planning Agency	Public infrastructure improvements will support housing, density and economic development in already developed areas  Creation of affordable and workforce housing will support regional goals of increasing housing affordable at 80% of AMI
Western Nevada Development District Comprehensive Economic Development Strategy 2014	Economic Development Authority of Western (EDAWN) Nevada	Public infrastructure improvements support economic development
Homelessness Strategy	Reno Area Alliance for the Homeless (RAAH)	Rapid rehousing programs  Support of the CAC Permanent Supportive Housing creation

**Table 2 – Other local/regional/federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Reno and WCHC Consolidated Plan was prepared as a regional effort. The City of Reno, City of Sparks and Washoe County housing and community development staff met regularly to oversee the development of the Consolidated Plan. Preparation of the document was contracted to BBC Research & Consulting (BBC) of Denver.

The three units of government met in January to initiate development of the Consolidated Plan with BBC. Staff collaborated on the organization of the public meetings for the Plan, stakeholder consultation and publication of the Draft Plan. The needs assessment and housing market analysis were conducted at a regional level (see NA and MA sections of this document), to provide needs at both the city and county levels. Staff from both cities and the county also met regularly to evaluate and select the organizations which would receive HOME funding, and to coordinate the HOME allocation with proposed CDBG allocations for Reno and Sparks.

This collaboration will continue during the remainder of the five-year planning period, including development of a regional study of fair housing barriers, which will occur during summer 2015.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process included three public meetings attended by members of the public and social service providers. In addition to the public meetings, citizen participation included a focus group with local affordable and market rate housing developers. Housing and community development needs identified by participants validated needs shown in the market and housing analyses as well as the professional experience of city staff and service providers. This in turn helped shape the goal setting process to address the identified needs.

Discussion topics in the public meetings included:

- Challenges in securing rental housing experienced by low income renters with imperfect credit or rental histories;
- Challenges in securing rental housing experienced by youth with no rental history and imperfect or no credit history;
- The role of small, independent landlords in housing low income households in the area, and the challenges or risks these landlords take when choosing to rent to applicants with less than stellar histories;
- The positive benefits accrued to all residents from the area's quality and safe parks that are found in every neighborhood, regardless of the neighborhood's economic profile;
- Difficulties faced by employers and employees—absenteeism, late arrival—resulting from a lack of dependable or timely bus services (e.g., late buses, infrequent service on certain routes, constrained hours of operation);
- Lack of bus service to key employment centers for low or moderate skilled workers, such as the Summit area or Wal-Mart;
- A lack of consistent and affordable child care leads some parents to make the economically sound decision to quit retail jobs and rely on WIC (Special Supplemental Nutrition Program for Women, Infants and Children);
- Increased reliance of low income households on “doubling up” or combining households due to affordability constraints;
- Bank-owned foreclosures can be found throughout the area. Many are falling into disrepair and lack ongoing maintenance, leading to negative impacts on neighboring property values and inviting crime;
- Low income seniors or seniors on fixed incomes have no options for affordable housing, and many stay in their homes longer than is safe for them due to health concerns, dementia or Alzheimer's;
- Monthly bus passes and individual ride costs often exceed low income residents' ability to pay;
- In parts of the community, bus service stops at 3:00 pm, limiting employment and education opportunities for low income and other residents dependent on bus service for transportation;
- The downtown Reno Bus Transfer Station on 4<sup>th</sup> street is often populated by pimps, drug dealers and criminal elements, creating an unsafe environment, particularly for vulnerable populations such as youth and seniors;

- Homeless youth and youth at-risk of homelessness have acute housing and service needs that are not met by the existing adult-oriented shelter, housing and supportive service programs. These needs are amplified for chronically disabled youth, sex-offending youth and parenting or pregnant youth;
- The community or RTC Washoe should create a shuttle system to transport employees to work opportunities that lie outside of the current route system
- There is a need for public restrooms that are available 24 hours a day, seven days a week.

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Washoe County HOME Consortium (WCHC) is comprised of Washoe County and the two incorporated cities within the county, Reno and Sparks. Washoe County is both geographically and demographically diverse. The county covers an area of 6,600 square miles, borders both Oregon and California and encompasses the dense, urban environment of downtown Reno; suburban residential areas; sparsely populated rural areas; and two Indian reservations. The region is home to a wide variety of residents, from members of three Great Basin tribes, to outdoor enthusiasts, entertainers and gaming professionals—and, most recently, technology sector entrepreneurs.

The region has experienced strong population growth in the past 15 years. Between 2000 and 2014, the county gained 97,000 people overall. Reno grew by 55,000 people and Sparks added 26,000. Annually, population growth averaged 1.9 percent in Washoe County, 2 percent in Reno and 2.6 percent in Sparks. This compares to 2.8 percent for Nevada overall and less than 1 percent for the United States.

Household income also grew, but not enough to keep up with inflation. The median income in Washoe County rose to \$53,588 in 2013 from \$45,815 in 2000—a 17 percent increase. According to the Federal Reserve, inflation rose by 35 percent as measured by the Consumer Price Index, or CPI. In sum, incomes rose by about half of what was needed to keep up with inflation. Households in Reno had the strongest income growth—a rise of 20 percent—yet this still lagged behind inflation.

Like many areas in the U.S., the region experienced a rapid acceleration in housing prices during the last decade, following by a significant decline. The region's housing market has strengthened in recent years, earning Reno the designation as a "Top Turnaround Town" for its housing market recovery by realtor.com in fall 2013. Similarly, in August 2014, the market analysis firm Metrostudy profiled the Reno housing market for its continued stabilization. Yet housing needs persist for many residents in the region, as discussed in this and the following Market Analysis (MA) section.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs, City of Reno

Demographics	Base Year: 2000	Most Recent Year: 2013/2014	% Change
Population	180,480	235,371	30.4%
Households	73,904	90,507	22.5%
Median Income	\$40,530	\$48,740	20.3%

**Table 3 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year, April 2000), 2013 ACS, Nevada State Demographer (2014 population estimates)

### Summary of Housing Needs, City of Sparks

Demographics	Base Year: 2000	Most Recent Year: 2013/2014	% Change
Population	66,346	92,396	39.3%
Households	24,601	36,050	46.5%
Median Income	\$45,745	\$52,804	15.4%

**Table 4 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year, April 2000), 2013 ACS, Nevada State Demographer (2014 population estimates)

### Summary of Housing Needs, Washoe County

Demographics	Base Year: 2000	Most Recent Year: 2013/2014	% Change
Population	339,486	436,787	28.7%
Households	132,084	164,597	24.6%
Median Income	\$45,815	\$53,588	17.0%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year, April 2000), 2013 ACS, Nevada State Demographer (2014 population estimates)

### Number of Households Table, City of Reno

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	12,314	11,793	18,237	10,387	51,983
Small Family Households *	3,544	3,911	6,599	3,853	26,294
Large Family Households *	1,123	1,859	3,228	1,495	5,423
Household contains at least one person 62-74 years of age	1,766	1,881	3,184	2,280	10,362
Household contains at least one person age 75 or older	1,797	2,057	2,990	1,565	5,459
Households with one or more children 6 years old or younger *	2,335	2,949	4,271	1,884	5,425

\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

**Notes:** HAMFI is HUD Area Median Family Income. Large family households are those with five or more members.

**Data Source:** 2007-2011 CHAS, only available for City of Reno

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs), City of Reno

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	560	400	280	55	1,295	35	15	60	55	165
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	190	155	250	105	700	35	75	0	10	120
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	430	430	740	145	1,745	0	69	140	24	233
Housing cost burden greater than 50% of income (and none of the above problems)	4,870	3,570	954	200	9,594	1,275	1,315	1,735	729	5,054
Housing cost burden greater than 30% of income (and none of the above problems)	670	2,525	4,245	1,255	8,695	135	700	1,325	999	3,159



	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Zero/negative Income (and none of the above problems)	740	0	0	0	740	245	0	0	0	245

**Table 7– Housing Problems Table**

**Source:** 2007-2011 CHAS, only available for the City of Reno.

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	6,045	4,545	2,219	500	13,309	1,350	1,475	1,940	814	5,579
Having none of four housing problems	1,705	3,315	8,245	4,480	17,745	210	1,465	3,190	2,409	7,274
Household has negative income, but none of the other housing problems	740	0	0	0	740	245	0	0	0	245

**Table 8– Housing Problems 2**

**Source:** 2007-2011 CHAS, only available for the City of Reno

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,900	2,045	2,165	6,110	345	500	1,335	2,180
Large Related	420	560	425	1,405	105	160	250	515
Elderly	1,350	1,550	810	3,710	744	944	970	2,658
Other	2,885	2,775	2,199	7,859	280	505	605	1,390
Total need by income	6,555	6,930	5,599	19,084	1,474	2,109	3,160	6,743

**Table 9 – Cost Burden > 30%**

Source: 2007-2011 CHAS, only available for the City of Reno

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,720	1,135	335	3,190	330	400	845	1,575
Large Related	410	225	30	665	105	125	115	345
Elderly	995	850	155	2,000	645	575	475	1,695
Other	2,670	1,555	479	4,704	260	280	370	910
Total need by income	5,795	3,765	999	10,559	1,340	1,380	1,805	4,525

**Table 10 – Cost Burden > 50%**

Source: 2007-2011 CHAS, only available for the City of Reno.

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	600	485	890	220	2,195	35	134	140	14	323
Multiple, unrelated family households	15	65	35	30	145	0	14	0	20	34
Other, non-family households	60	35	60	0	155	0	0	0	0	0
Total need by income	675	585	985	250	2,495	35	148	140	34	357

**Table 11 – Crowding Information – 1/2**

Source: 2007-2011 CHAS, only available for the City of Reno

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**Table 12 – Crowding Information – 2/2**

### Describe the number and type of single person households in need of housing assistance.

The pre-populated table above shows that there are 2,195 single family households living in crowded conditions, of which nearly one-third (27%) have household income less than 30 percent of AMI. Another 22 percent of single family households living in crowded conditions earn 30 – 50 percent of AMI.

Single family homeowner households face significantly less need for housing assistance, with just 323 households living in crowded conditions. Of these households 11 percent earn less than 30 percent of AMI.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Twenty five of the 112 persons identified as homeless in the county's January count said they had a disability. Fifty-percent of those living in temporary shelter and who responded to a survey said they had a disability. Many persons with disabilities are seniors and need permanent supportive housing (800 live in motels). Those who are housed need improvements to existing structures to make them accessible.

The national Center for Disease Control (CDC) tracks the incidence of Intimate Partner Violence (IPV) and Sexual Violence, which includes physical violence as well as non-physical but threatening behavior such

as stalking. CDC data and similar studies consistently find the prevalence of physical violence against women to range from approximately one-quarter to one-third of adult women.

The CDC estimates the lifetime prevalence of rape for women in Nevada at 26 percent. This is the third highest prevalence rate of all states in the U.S. The lifetime prevalence rate for any type of domestic violence, including dating violence, sexual assault and stalking in Nevada is 48 percent for women—the highest in the country—and 31 percent for men.

Applying the above CDC estimates to the numbers of adult women and men in Washoe County suggests that as many as 42,000 Washoe County women have been raped at some point in their lifetime and 80,000 have experienced IPV. Nearly 50,000 men in the county have experienced IPV.

During periods of violence, it is critical that victims are able to quickly obtain safe, secure and affordable housing (“bridge housing”) so they do not need to return to the aggressor. Often the only option for “transitional housing” is limited to short-term motels, which are not safe and secure.

Of the 112 persons identified as homeless in the 2015 Point in Time count, 6 were fleeing domestic violence. Eighteen of those who were in temporary housing at the time of the count said they sought out and were denied a spot in a domestic violence shelter. The very small number of homeless residents who say they were fleeing domestic violence in relation to the number of women and men in the county who likely experience such violence, along with denial of admission into a domestic violence shelter, indicate that many victims are continuing to live with their perpetrator and/or seeking refuge with families and friends.

Washoe County Child Protective Services (CPS) investigates cases of child abuse and neglect. In 2013, 7,100 cases were referred to CPS, down from 7,500 in 2011. In 28 percent of these cases—about 2,000 cases—maltreatment was found. The children in these situations were removed from their homes to alternative living situations. These data suggest that, annually, as many as 2,000 children in the region require some type of alternative housing situation coupled with supportive services.

### **What are the most common housing problems?**

According to the Housing Problems tables above, the most common housing problem is cost burden. HUD estimates that as many as 10,500 renters in Reno experience severe cost burden, which means these renters pay more than 50 percent of their monthly household income in rent. Of these, nearly 6,000 have incomes of less than 30 percent of the AMI (poverty level).

Another 4,500 homeowners experience severe cost burden. These owners are at greatest risk for losing their homes to foreclosure because they struggle to make their monthly mortgage payment. Many of these owners are seniors who may have paid off their home but remain cost burdened due to property taxes and insurance. These homeowners are also unlikely to be able to afford to make repairs to their homes. Maintaining the condition of homes occupied by elderly not only provides senior residents with a place to live (they may be unable to afford alternatives, such as assisted living facilities) but also preserves the units for the next generation and helps sustain neighborhood quality.

## **Are any populations/household types more affected than others by these problems?**

Yes, the largest number of homeowners to experience cost burden and severe cost burden are elderly households. The largest number of renters to experience cost burden are small and unrelated households—i.e., single renters, couples living together and unrelated roommates. Residents occupying single family households—likely large families—are the majority of the households that are overcrowded.

## **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Households who are most at-risk of homeless are those living in very temporary conditions in weekly motels. A count and survey of persons who are homeless in 2015 found 3,179 individuals living in motels. Of these, 1,098 were in longer-term motel leases. About one-quarter of these individuals are seniors (807 seniors); 6 percent children (199 children); and 10 percent living as families.

Those receiving rapid re-housing assistance, who are nearing the end of their assistance, often still need the support services available to them while on assistance. This includes transportation assistance, job coaching, counseling for mental health services, and general case management. Additionally, many of these clients need permanent subsidized housing where they only have to pay 30% of their income toward the rent, or affordable housing for those at 30% AMI or less.

Participants in the RAAH Consolidated Plan discussion described a “dire need” for affordable senior housing.

Youth aging out of the foster care system are at particular risk for homelessness, and youth homelessness is increasing (ages 18 to 24). With the exception of the Nevada Youth Empowerment Project, nearly all programs and services for those at risk of homelessness are designed to assist adult householders, who have different assets and needs than youth who are homeless or at risk of homelessness.

RAAH discussion participants also raised concerns about the high number of inmates in the corrections system with no current address; these individuals are at-risk of homelessness upon release.

Throughout the public consultation process, stakeholders emphasized the importance of access to public transportation to sustaining employment and housing. For many low income residents, the cost of monthly bus passes (\$65 for adults) or individual rides exceeds their resources.

Those receiving rapid re-housing assistance who are nearing the end of their assistance often still need the supportive services available to them while on assistance. This includes transportation assistance, job coaching, counseling for mental health services, and general case management. Additionally, many of these clients need permanent subsidized housing where they only have to pay 30% of their income toward the rent, or affordable housing for those at 30% AMI or less.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Residents living in short-term motels (about 3,200 residents in January 2015) and on a temporary basis with friends and family are most at-risk of homelessness.

Data on the actual number of residents who are doubling up with friends and family are not available. The 2015 survey and count of persons who are homeless found that about 41 percent of homeless individuals had lived with friends and family at some point in time.

HUD-provided data on severe cost burden by income estimate that 8,570 households are severely cost burdened and live below the poverty level.

These estimates place the range of residents most at-risk of homelessness between 3,000 and 9,000.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Data on the characteristics linked to housing instability and homeless are collected annually through the January Point in Time (PIT) counts. The 2015 count asked respondents to give the circumstances that brought them to Washoe County. For adults, most were passing through on the way to other cities or to live with family and became homeless; another very common reason was a job loss.

The cost of housing was identified by the vast majority of homeless as the reason they were homeless (88%), followed by mental health (10%) and substance abuse challenges (8%). (Numbers add to greater than 100 percent due to multiple response). These challenges, coupled with the inability to find or keep a job, are the primary factors contributing to homelessness in Washoe County.

The primary reasons that homeless youth interviewed in the PIT count became homeless included family violence (32%), “aging out” of their housing situation (49%) and differences in religious and social values (10%). Of the youth participating in the PIT count, 89 percent said they could no longer live with their parents for the above reasons.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Sections NA-15, NA-20, NA-25 and NA-30 provide data on households with disproportionate housing needs. The data are generated by HUD using a special data set that allows analysis by race and ethnicity and income category. The racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census. Income ranges correspond to HUD income categories and are based on the area median income for a family of four, which can be found at <http://www.huduser.org/portal/datasets/il.html>.

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanics in the same income category have a housing problem, Hispanics would have a disproportionate need.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,900	1,200	880
White	6,325	890	610
Black / African American	480	80	55
Asian	475	15	4
American Indian, Alaska Native	185	0	10
Pacific Islander	25	20	0
Hispanic	2,145	180	170

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Data Source:** 2007-2011 CHA S - Reno

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,560	2,230	0
White	5,660	1,525	0
Black / African American	245	30	0
Asian	445	140	0
American Indian, Alaska Native	20	70	0
Pacific Islander	35	4	0
Hispanic	2,020	425	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,885	8,140	0
White	6,295	5,460	0
Black / African American	255	255	0
Asian	560	430	0
American Indian, Alaska Native	70	115	0
Pacific Islander	64	0	0
Hispanic	1,570	1,795	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,820	6,475	0
White	2,770	4,775	0
Black / African American	95	180	0
Asian	140	355	0
American Indian, Alaska Native	30	55	0
Pacific Islander	0	0	0
Hispanic	695	1,010	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

The data in the disproportionate housing needs tables above suggest that the population with the most disproportionate needs is Pacific Islanders earning between 50-80 percent of AMI. This population faces housing problems at a rate which is 46 percentage points higher than whites and 48 percentage points higher than the jurisdiction as a whole.

Other populations facing disproportionate housing problems include:

Native Americans earning 0-30 percent of AMI, at 12 percentage points higher than whites and 11 percent higher than the jurisdiction, and

African Americans and Pacific Islanders earning 30-50 percent of AMI, who have disproportionate needs at a rate 10 percentage points and 11 percentage points higher than whites and the jurisdiction as a whole.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

### Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Jefferson County households that have severe housing needs by income and race and ethnicity. Severe housing need are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50 percent.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,570	2,530	880
White	5,580	1,635	610
Black / African American	405	155	55
Asian	425	65	4
American Indian, Alaska Native	155	30	10
Pacific Islander	25	20	0
Hispanic	1,850	470	170

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,425	6,360	0
White	2,955	4,225	0
Black / African American	125	150	0
Asian	285	300	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	20	70	0
Pacific Islander	0	40	0
Hispanic	975	1,470	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### **50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,400	13,635	0
White	2,140	9,615	0
Black / African American	55	455	0
Asian	320	670	0
American Indian, Alaska Native	10	175	0
Pacific Islander	25	39	0
Hispanic	820	2,540	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### **80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,275	9,020	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
White	810	6,735	0
Black / African American	55	220	0
Asian	14	480	0
American Indian, Alaska Native	0	85	0
Pacific Islander	0	0	0
Hispanic	365	1,340	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

The severe housing tables above suggest that the population facing the highest rate of severe housing problems is Pacific Islanders earning 50-80 percent of AMI. This population has severe housing problems at a rate 21 percentage points greater than whites and 19 percentage points greater than the jurisdiction as a whole. Asians earning 50-80 percent of AMI also have disproportionately more severe housing problems, at a rate 14 percentage points higher than whites and 12 percentage points higher than the jurisdiction.

Persons of Hispanic descent face lower levels of disproportionate need with those earning 0-30 percent of AMI and earning 80-100 percent of AMI facing needs at a rate that is around 10 percentage points higher than whites and the jurisdiction overall.

Curiously, the HUD data suggest that some non-white groups, including Native Americans and African Americans, face lower levels of need than whites.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

### Introduction

Cost burden is experienced when a household pays more than 30 percent of their gross household income toward housing costs, including utilities, insurance and property taxes (for homeowners). Severe cost burden occurs when a household pays 50 percent or more of gross household income in housing costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	50,045	20,210	14,975	1,000
White	38,105	14,535	10,655	630
Black / African American	1,175	590	550	55
Asian	2,545	1,000	1,000	4
American Indian, Alaska Native	570	130	175	10
Pacific Islander	125	125	25	0
Hispanic	6,925	3,435	2,305	275

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion

Similar to previous tables, the HUD cost burden table shown above suggests that Pacific Islanders have disproportionate needs: specifically, those earning 30-50 percent of AMI face a rate of need that is 22 percentage points greater than whites.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The HUD pre-populated tables above show that Native Americans earning 0-30 percent of AMI have housing problems at a rate 11 percentage points higher than the jurisdiction, African Americans and Pacific Islanders earning 30-50 percent of AMI face housing problems at a rate 10 percentage points higher than the jurisdiction and Pacific Islanders earning 50-80 percent of AMI have problems at a rate 48 percent higher than the jurisdiction as a whole.

Severe housing problems are experienced disproportionately to the jurisdiction as a whole by Asians earning 0-30 percent of AMI (10 percentage points higher rate) as well as Asians and Pacific Islanders earning 50-80 percent of AMI (12 percentage points and 19 percentage points higher, respectively). For households earning 80-100 percent of AMI, Hispanics have disproportionately greater need than whites (11 percentage points higher) and need almost disproportionate to the Jurisdiction (9 percentage points higher).

Housing cost burden is experienced disproportionate to the jurisdiction as a whole by Pacific Islanders earning 30-50 percent of AMI. This population has housing cost burden at a rate 22 percentage points higher.

### **If they have needs not identified above, what are those needs?**

Stakeholders consulted for this Consolidated Plan did not identify disproportionate needs by race or ethnicity. Instead, they identified disproportionate needs for other groups such as youth exiting the foster care system, youth and elders experiencing homelessness, very low income seniors, large families, and individuals with dual diagnosis or other mental health disabilities, persons with disabilities reliant on SSI or SSDI and persons leaving incarceration.

Stakeholders described each of these groups as needing affordable housing in general as well as other services. Beyond suitable affordable housing, stakeholders identified the following needs for these groups:

- Housing, emergency shelter and supportive service programs designed and appropriate for the unique needs of youth, including parenting youth;
- Case management for clients leaving shelters, but especially elders, youth, persons with mental illness and/or substance abuse;
- Access to services for low income senior residents to help with staying housed;
- Comprehensive behavioral health services, including medication management and substance abuse services;
- Rent and utility assistance;
- Sober living, transitional and permanent living opportunities for persons with dual diagnosis; and
- Expand mobile outreach services to provide crisis services and welfare checks.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

In general, housing needs exist for non-white residents in many areas of central Reno, parts of Sparks and in some rural areas—largely Native American reservations—of Washoe County. Despite having the highest levels of housing needs according to the disproportionate need measure, Pacific Islanders are a relatively small population in the region and are not found to be concentrated in any one area based on HUD’s criteria for concentrations.



## NA-35 Public Housing – 91.205(b)

This Needs Assessment (NA) section describes the provision of public housing in Reno, Sparks and Washoe County, including the number of Housing Choice Vouchers (HCV), characteristics of public housing clients, and the needs of households receiving public housing subsidies. The primary provider of assisted housing in the region is the Reno Housing Authority (RHA). RHA assisted with updating the information in this section.

### Totals in Use (rounded)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	25	750	2,635	40	2,300	220	0	75

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** PIC (PIH Information Center) and Reno Housing Authority.

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	9,634	13,248	12,450	10,750	13,494	0*	0
Average length of stay (years)	0	7.5	3.5	5	3.5	3.5	0*	0
Average Household size	0	1	4	3.5	2.7	3.5	0*	0
% Homeless at admission	0%	82%	0%	42%	0*	0*	100%	0
# of Elderly Program Participants (>62)	0	10	245	850	8	790	52	0
# of Disabled Families	0	6	148	1,428	8	1,277	143	0
# of Families requesting accessibility features	**	**	**	**	**	**	**	**
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

\*included in total voucher income, data not available.

\*\*data not available

Data Source: Reno Housing Authority.

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	24	1,437	2,123	29	1,837	192	0	65
Black/African American	0	1	159	346	6	307	24	0	9
Asian	0	0	0	67	2	64	0	0	1
American Indian/Alaska Native	0	0	51	46	1	43	2	0	0
Pacific Islander	0	1	19	29	3	26	0	0	0
Other	0	0	0	13	2	9	2	0	0

**Table 24 – Race of Public Housing Residents by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** Reno Housing Authority.

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant – based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	4	205	433	11	399	14	0	9
Not Hispanic	0	21	536	2,162	29	1,861	206	0	66

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Data Source:** Reno Housing Authority.

**Section 504 Needs Assessment:**

RHA owns and manages 753 Public Housing units. Of these, 38 are accessible and 289 are barrier free. Currently there are 27 applicants who have requested either a barrier free or accessible unit; their applications are in process. RHA also manages transfer requests of current residents; as of the date of this Consolidated Plan, there were no outstanding requests to transfer to an accessible or barrier free unit.

**Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The most immediate needs of residents of Public Housing and Housing Choice voucher holders are suitable housing, utility assistance and community resources. As a Move to Work (MTW) agency, RHA has been working to increase resident self-sufficiency and connect its residents to additional services/resources in the community such as financial guidance, continuing education and job training.

**How do these needs compare to the housing needs of the population at large?**

The needs of public housing residents and non-PHA residents in the community at large are similar—except for affordable rental housing. Rental housing cost burden for residents without public subsidies has become more severe as rental prices have risen. In addition to the need for affordable rentals, low income residents at large face challenges finding stable employment.

## NA-40 Homeless Needs Assessment – 91.205(c)

This section discusses the extent of homelessness in Reno and Washoe County, including the characteristics of persons who are homeless and their primary challenges in finding housing. The Reno Area Alliance for the Homeless (RAAH) conducts a very comprehensive count and survey of persons who are homeless and their families each January. The following tables are based on this information.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	454	0	0	0	0
Persons in Households with Only Children	0	322	0	0	0	0
Persons in Households with Only Adults	0	132	0	0	0	0
Chronically Homeless Individuals	38	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	20	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

## **Nature and Extent of Homelessness According to 2015 PIT Count**

The 2015 Point in Time (PIT) Count was held on January 29, 2015 at 4 a.m. Nineteen teams of law enforcement officials, homeless service providers, and social workers volunteered to search targeted areas for unsheltered, homeless individuals. According to the 2015 PIT report, the 2015 count had the largest number of volunteers in recent history, allowing the count to cover an expanded geographic area.

A total of 112 individuals were counted, up 15 from the 2014 count. This includes 14 individuals age 18 to 24 that were counted as part of the Youth Count on the same day.

Characteristics of those counted include the following:

### **Race and ethnicity**

- 78 percent of homeless individuals were identified as white; 89 percent were non-Hispanic;
- 11 percent were identified as Hispanic; and
- 11 percent were of two or more races.

### **Age and Gender**

- 82 percent of respondents were older than age 24; 18 percent were young adults (18-24); and
- 74 percent were male.

### **Subpopulations**

- 18 percent were veterans;
- 22 percent had a disability;
- 31 percent had severe and persistent mental illness;
- 18 percent had a substance abuse disorder;
- 34 percent were chronically homeless; and
- 5 percent identified as victims/survivors of domestic violence.

Data on the race and ethnicity of persons who are homeless was also collected through a survey of individuals at the Catholic Charities St. Vincent's Dining Room of sheltered homeless, which was conducted in conjunction with the 2015 PIT Count.

A total of 66 surveys were conducted. Sixty-percent of respondents identified their race as white; 14 percent Hispanic/Latino (race and ethnicity were combined categories); 12 percent American Indian or Alaskan Native; 3 percent African American; another 3 percent Asian; and the remainder other races.

## **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

199 children were identified in the 2015 PIT count as living in motels, the largest number since 2009. An additional 3,384 children were identified as "in housing transition" and at-risk of homelessness.

Twenty veterans were identified in the 2015 PIT count.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In the 2015 PIT count, 112 persons were found to be unsheltered, living along the river, in public parks, and on the street. The majority of these individuals were unaccompanied men.

784 individuals were identified in shelter and transitional housing. Of these, 454 were in shelters (with 30 of these in an overflow situation) and 330 were in transitional housing.

3,179 individuals were identified as living in short-term motels and 1,098 were living in longer-term motels.

Of those living in motels, 807 were seniors; 199 were children; and 322 were in family units.



## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Non-homeless special needs residents are those who are not homeless but may be at-risk and who have additional challenges finding housing to meet their specific needs. Non-homeless special needs populations may include, but are not restricted to, the following:

- Elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with severe and persistent mental illness,
- Substance abusers, including those in recovery,
- Victims/survivors of domestic violence, and
- Youth exiting the foster care system.

### Describe the characteristics of special needs populations in your community:

According to the Washoe County Community Health Needs Assessment (2015-2017) and federal data on special needs populations:

**Elderly and frail elderly.** There are 76,000 residents in Washoe County over the age of 60; this is expected to grow to 100,000 by 2020 and 130,000 by 2030. 20,000 of the county's seniors are socially isolated; one out of four has difficulty with activities of daily living; 5,000 are considered "frail"; one-fourth are in poor health; 20,000 have unaffordable housing costs; and more than 5,000 (8% of all seniors) live in poverty.

**Persons with disabilities.** There are an estimated 46,000 persons in the region who are disabled. Of these residents, about 9,200—or 21 percent—live below the poverty line. Nineteen percent are unemployed—almost three times the unemployment rate of the region overall.

**Persons with severe and persistent mental illness.** The Substance Abuse and Mental Health Services Administration (SAMHSA) reports data on persons with severe and persistent mental illness for large metro areas and states. According to SAMHSA, 4 percent of Nevadans over the age of 18 have severe mental illness and 18 percent have any mental illness. Six percent have had at least one a major depressive episode. Applying these to Washoe County's population of adults suggests that nearly 14,000 of residents in the county have severe and persistent mental illness; almost 60,000 have any mental illness; and 20,000 have been challenged with serious depression.

**Persons with substance abuse challenges.** Alcohol abuse in the region is above national average (7%) with an estimated 12 percent of the region's residents age 12 and older having substance abuse challenges, or about 39,000 residents. Drug abuse—which affects an estimated 3 percent of residents age 12 and older—is closer to the national rate. Twelve percent of residents—about 43,000—need but are not receiving substance abuse treatment.

**Victims/survivors of domestic violence.** According to the Center for Disease Control, as many as 42,000 Washoe County women have been raped at some point in their lifetime and 80,000 have experienced intimate partner violence (IPV), which includes stalking and verbal abuse. Nearly 50,000 men in the county have experienced IPV.

**Youth.** Washoe County youth are more likely to be depressed and experience sadness than youth nationwide. They also have a higher suicide rate than youth nationwide.

Youth exiting the foster care system have very little financial resources and skills to live independently. The majority of services and shelters in the region serve adults and offer little help to youth aging out of foster care or who are homeless. Needs are amplified for disabled youth, sex-offending youth and/or youth who are pregnant or are parents, the numbers of which are unknown.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The most critical housing and supportive service needs of special needs groups in the region include:

- A shortage of rental housing affordable to residents who live below the poverty level (rents of less than \$500/month)—for all special needs populations.
- Senior housing developments for seniors across the income spectrum. An estimated 800 seniors live in temporary housing in motels. Higher income seniors who want to downsize and desire to live in housing with walkability and near health care and other supports cannot find products to meet their preferences.
- Accessible housing for persons with disabilities located near transit and services.
- Assistance for renters who have imperfect credit scores, rental or criminal histories and are repeatedly turned away by landlords.
- Severe shortage of housing for youth, including those aging out of foster care, who have no rental history and credit history.
- Lack of affordable, safe, comprehensive transportation that connects low income workers to employment centers and housing to supportive services.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Center for Disease Control (CDC) maintains reports on the prevalence of HIV and AIDS at the MSA level. In the Washoe County area, the prevalence rate for AIDS is 156.7 per 100,000 people. This puts the estimated population of persons in the region living with AIDS at 667.

Nationally, 13 percent of persons living with AIDS need some type of housing assistance. Applying this rate to the number of persons living with AIDS in Washoe County results in an estimated 88 people who need housing assistance.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities and Public Improvements.**

Each year, in coordination with the city's annual budget, the City of Reno evaluates its public facility and public improvement needs. The last update was prepared for fiscal year 2015 and can be accessed at <http://www.reno.gov/home/showdocument?id=46623>. Capital improvement projects are prioritized in the following order:

- Projects that are required by a court order or legislative mandate or are critical to the health, safety and welfare of the public—highest priority; and
- Projects that provide for public or operational improvements and for which funding is not available for several years (prioritized according to when funding will become available).

The public facilities and public improvements that received a ranking of “1” in the most recent report included the following:

- Public facilities' needs: ADA improvements to expand access and bring some facilities into compliance; major improvements to wastewater collection systems;
- Public buildings' needs: heating/air conditioning, water heaters, carpeting, etc. to preserve the useful life of the facilities; and
- Parks and recreation needs: improvements to public parks, trails and equipment to maintain and improve safety and extend their useful life; various improvements to public pools and community centers, some related to ADA accessibility. Public safety related improvements: replacement of fire apparatus, including aging fire hydrants; replacement of police and fire radios; various technological improvements to increase resident safety; search and rescue training.

### **How were these needs determined?**

Public facilities and public improvements are determined by the city annually as part of its Capital Improvements Plan (CIP) update. The CIP is updated as a budget document each year.

### **Describe the jurisdiction's need for Public Services. How were these needs determined?**

The Community Needs Health Assessment and input from service providers were used to determine public service needs. The Needs Assessment pinpoints several areas where the region's services are inadequate to meet demand:

1. Significant lack of mental health care providers. Overall, the State of Nevada has half of the national rate of mental health care providers. Many counties in Northern Nevada are federally defined mental health care shortage areas. Washoe County has a higher rate of suicide—for both adults and children—and substance abuse than the state overall.
2. Shortage of health care providers to serve very low income residents. The needs assessment identified a shortage of Medicaid providers, as well as a lack of understanding among many residents of the complexity of Medicaid and the health care system in general.

3. Lack of transportation.
4. Need for expanded assistance to help low income and special needs residents access the services they need.
5. Limited access to healthy food for some low income residents.

# Housing Market Analysis

## MA-05 Overview

Since the last Consolidated Plan was completed, the housing market in Reno and Washoe County has changed significantly. Prices rose quickly, followed by a sharp decline. The city and county are currently experiencing a much welcome period of price stabilization.

Still, even with the housing market downturn, housing is less affordable than it was in 2000. Recent estimates of median home value and median rent suggest prices have outpaced income growth in the past decade. Median home values and median rents are 25 percent higher than they were in 2000. Yet median household income is just 17 percent higher.

Many households in the region fell below the poverty line during the Great Recession. The number of renters earning less than \$20,000 per year in the county rose by more than 7,000 between 2008 and 2013. Although affordable rentals were added to the market, the additional units failed to keep pace with growth in very low income renters. As such, the shortage of very affordable rental units rose during the past five years.

Expected job growth in the region should contribute to further reductions in unemployment and alleviate some of the housing cost burden experienced in the past. Yet this growth will also create new demand for homes in the region, potentially raising the cost of housing if the supply fails to keep up with new demand.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### All residential properties by number of units—City of Reno, 2013

Property Type	Number	%
1-unit detached structure	49,783	49.5%
1-unit, attached structure	6,336	6.3%
2-4 units	9,554	9.5%
5-19 units	18,505	12.4%
20 or more units	12,471	20.4%
Mobile Home, boat, RV, van, etc.	3,922	3.9%
<b>Total</b>	<b>100,571</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2013 ACS

### All residential properties by number of units—City of Sparks, 2013

Property Type	Number	%
1-unit detached structure	24,585	62.8%
1-unit, attached structure	1,840	4.7%
2-4 units	2,545	6.5%
5-19 units	6,616	16.9%
20 or more units	2,505	6.4%
Mobile Home, boat, RV, van, etc.	1,057	2.7%
<b>Total</b>	<b>39,148</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2013 ACS

### All residential properties by number of units—Washoe County

Property Type	Number	%
1-unit detached structure	108,783	58.7%
1-unit, attached structure	8,525	4.6%
2-4 units	14,455	7.8%
5-19 units	26,872	14.7%
20 or more units	15,752	8.5%
Mobile Home, boat, RV, van, etc.	10,934	5.9%
<b>Total</b>	<b>185,321</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data Source: 2013 ACS

### Unit Size by Tenure—City of Reno, 2013

	Owners		Renters	
	Number	%	Number	%
No bedroom	44	.1%	3,883	7.9%
1 bedroom	1,400	3.4%	14,280	28.9%
2 bedrooms	8,467	20.6%	17,226	34.9%
3 or more bedrooms	31,220	75.9%	13,987	28.3%
<b>Total</b>	<b>41,131</b>	<b>100%</b>	<b>49,376</b>	<b>100%</b>

Table 29 – Unit Size by Tenure

Data Source: 2013 ACS

### Unit Size by Tenure—City of Sparks, 2013

	Owners		Renters	
	Number	%	Number	%
No bedroom	225	1.0%	317	2.0%
1 bedroom	381	1.9%	3,550	22.9%
2 bedrooms	2,647	12.9%	5,946	38.4%
3 or more bedrooms	17,315	84.2%	5,669	36.7%
<b>Total</b>	<b>20,568</b>	<b>100%</b>	<b>15,482</b>	<b>100%</b>

Table 30 – Unit Size by Tenure

Data Source: 2013 ACS

### Unit Size by Tenure—Washoe County, 2013

	Owners		Renters	
	Number	%	Number	%
No bedroom	269	1%	4,462	6.2%
1 bedroom	2,126	2%	18,521	25.6%
2 bedrooms	15,421	19%	24,995	34.5%
3 or more bedrooms	72,375	78%	24,428	33.7%
<b>Total</b>	<b>92,191</b>	<b>100%</b>	<b>72,406</b>	<b>100%</b>

Table 31 – Unit Size by Tenure

Data Source: 2013 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

A database of subsidized properties maintained by the Public and Affordable Housing Research Corporation (PAHRC) and the National Low Income Housing Coalition (NLIHC) reports 7,421 subsidized rental units in Washoe County. The majority of these—87 percent—are located in Reno. One development with 250 units is located in Sun Valley (3% of all units) and 10 percent are located in Sparks.

A slight majority of the subsidized units (57%) were developed with the Low Income Housing Tax Credit (LIHTC) program. Two developers serve low income seniors (total of 83 units) and 16 percent (1,172 units) are targeted to residents with Housing Choice Vouchers.

In addition, the Reno Housing Authority owns and manages more than 150 scattered site rental homes (15 of which are lease to own) that were acquired through the Neighborhood Stabilization Program (NSP).

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

HUD maintains a database with rental properties that are at-risk of being lost from the inventory of subsidized units due to expiring contracts. As of March 2015, 13 developments with 1,209 rental units were listed as at-risk of losing their affordability. All are located in Reno. With the exception of one, all developments offered workforce targeted rents, between 80 and 140 percent of AMI.

As discussed in the Projects section of this Plan, HOME dollars are proposed to assist in the preservation of two existing affordable rental developments, including one Project-based Section 8 property.

**Does the availability of housing units meet the needs of the population?**

No, there is a shortage of housing for renters earning less than \$20,000 per year.

After the collapse of the housing market in 2008 and throughout the recession, market rate rents fell. Affordable units targeted to 60 percent of AMI or higher competed with conventional units. The current rebound in the housing market coupled with positive employment news (e.g., the Tesla relocation) is yielding increasing property values and rents. Participants in the developer focus groups described significant unmet demand for units affordable to households with zero income or earning 40 percent of less of AMI. Project-based Section 8 have waitlists, and units affordable to this population have near-zero vacancy rates.

Developers also described the need for accessible and affordable housing near downtown Reno and their expectation that aging Baby Boomers from across the income spectrum will encounter great challenges either aging in place or trying to find affordable, suitable housing near services in the downtown core.

Developers consider affordable, accessible housing for non-elderly persons with disabilities to be a significant need in the area. In particular, they referred to a mismatch between housing that could suit



this population's needs and the income available to pay for housing. This is an especially acute problem for households relying on SSI or SSDI.

Stakeholders discussed a need for a variety of specialized housing types they believe are needed for different population segments, including:

- Sober living, transitional living and permanent housing options for persons with substance abuse or dual diagnosis/co-occurring disorders;
- Residential treatment programs;
- Variety of integrated settings for persons with disabilities, including independent dwelling units with or without supportive services and group homes or other models of congregant living; and
- Senior housing that is affordable and accessible to health care, transportation and other services.

**Describe the need for specific types of housing.**

The greatest needs are rental units priced at less than \$500 per month. Residents who cannot find units in this price range are living in weekly motels (1,900 residents reside in motels, including 800 seniors and 300 families) and/or are cost burdened.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Cost of Housing, City of Reno, 2000-2013

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	158,700	200,400	26.3%
Median Gross Rent	650	815	25.4%

**Table 32 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2013 ACS

Rent Paid, 2013	Number	%
Less than \$500	5,361	11.0%
\$500-999	27,879	57.2%
\$1,000-1,499	10,479	21.5%
\$1,500-1,999	5,020	10.3%
\$2,000 or more		
<b>Total</b>	<b>48,739</b>	<b>100.0%</b>

**Table 33 - Rent Paid**

Data Source: 2013 ACS

### Housing Affordability, City of Reno, 2007-2011

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,905	No Data
50% HAMFI	6,545	1,575
80% HAMFI	26,070	4,950
100% HAMFI	No Data	7,584
<b>Total</b>	<b>34,520</b>	<b>14,109</b>

**Table 34 – Housing Affordability**

Data Source: 2007-2011 CHAS

### Cost of Housing, City of Sparks, 2000-2013

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	143,700	179,700	25.0%
Median Gross Rent	716	891	24.4%

**Table 35 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2013 ACS

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	1,107	7.3%
\$500-999	7,792	51.4%
\$1,000-1,499	4,806	31.7%
\$1,500-1,999	1,455	9.6%
\$2,000 or more		
<b>Total</b>	<b>15,160</b>	<b>100.0%</b>

**Table 36 - Rent Paid**

Data Source: 2013 ACS

## Washoe County

### Cost of Housing

	<b>Base Year: 2000</b>	<b>Most Recent Year: 2013</b>	<b>% Change</b>
Median Home Value	161,600	201,700	24.8%
Median Gross Rent	675	871	29.0%

**Table 37 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS

<b>Rent Paid, 2013</b>	<b>Number</b>	<b>%</b>
Less than \$500	6,741	9.5%
\$500-999	37,605	53.0%
\$1,000-1,499	18,447	26.0%
\$1,500-1,999	8,159	11.5%
\$2,000 or more		
<b>Total</b>	<b>70,953</b>	<b>100.0%</b>

**Table 38 - Rent Paid**

Data Source: 2007-2011 ACS

### Fair Market and HOME Rents

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	551	669	924	1362	1637
High HOME Rent	609	756	975	1173	1289
Low HOME Rent	609	670	803	928	1036

**Table 39 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

No, there is not sufficient housing for all households. Gaps in the rental market exist for renters earning less than \$20,000 in Reno, Sparks and for the county overall. An updated comparison of rent supply and demand was conducted for this Consolidated Plan, which found an increase in the shortage of affordable rental units since 2008—even taking into account the softening of the rental market in the early part of this decade (discussed below).

The 2010 Five-year Plan found that 11,300 households in Washoe County earned less than \$15,000. These households had approximately 3,100 affordable rentals to choose from, resulting in a shortage of 8,200 rentals of less than \$500 per month.

In Reno in 2008, 8,900 renter households earned less than \$15,000. There were approximately 2,700 affordable units available to households in this income range, leaving a shortage of approximately 6,200 rental units for these very low income households.

By comparison, in 2013:

In Washoe County, 14,500 renters earn less than \$15,000 per year—an increase of 3,200 renters from 2008. An additional 6,900 renters earn between \$15,000 and \$20,000 per year. Altogether, 21,400 Washoe County renters earn less than \$20,000 per year. These renters represent about 30 percent of renter households in the county.

Washoe County renters earning less than \$20,000 have about 7,200 rental units affordable to them, leaving a shortage of 14,200 affordable rental units. “Affordable rents” for these renters are units with rents of less than \$500 per month. These “shortage” numbers do not represent renters who are homeless; rather, they show the number of renters who are cost burdened and are “renting up” because they cannot find rents in their affordability range.

The rental gap increased between 2008 because the number of renters earning less than \$20,000 increased (by about 7,000 renters) and rental units affordable to them failed to keep pace with their growth (the affordable inventory grew about 900 units).

In Reno, a rental shortage of 10,800 units renting for less than \$500 per month exists for renters earning \$20,000 and less. This is 4,600 more units than in 2008. The gap increased for the same reason as in the county overall: growth in low income renters that exceeded growth in the affordable units to serve them.

In Sparks, the rental gap is estimated at 2,960 units for renters earning less than \$20,000 per year.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

The rental market in Washoe County is in a state of transition. Overall since 2000, rents have increased in the region (a 29% rise between 2000 and 2013) and vacancy rates have declined. Yet trends in rent costs have been bumpy, tied closely to the housing market crash in the mid-2000s and, more recently,

the recovery—i.e., a stabilization of homes in foreclosure and increase in homebuilding and home buying.

For most of the past decade, rents increased, reaching a high of \$969 per month in 2009. This was followed by a sharp, and then more gradual, decline. Between 2010 and 2011 alone, the median rent dropped by \$50.

The ACS data indicate that the rental market has stabilized, as year-to-year declines have softened. Past rent trends suggest a flat rental market in the short term. Yet job growth, particularly in high-wage jobs that draw younger workers who rent, and relatively low vacancy rate currently (5%), could lead to increases in the near future.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The 2013 ACS reports the following distribution of rents by bedroom size:

39 percent of studios have rents of between \$300 and \$500 per month and 38 percent rent between \$500 and \$750 per month,

55 percent of 1-bedroom units rent between \$500 and \$750 per month,

38 percent of 2-bedroom units rent between \$750 and \$1,000 per month, and

78 percent of 3-bedroom units rent for more than \$1,000 per month.

These are relatively consistent with Fair Market and HOME rents reported in the prior table.

Rents in many parts of the country have risen rapidly in the past year; these increases won't be shown in the ACS until late 2015, when 2014 data are available. It appears, based on rent trends between 2010 and 2013, that the Washoe County market is still in a recovery state and FMR and HOME rents are tracking well with current rent levels.

The county and cities should monitor the rental market as data become available for a rapid turn in rent costs, a situation that has been prevalent in the past year in other high employment-growth cities.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

This section discusses the condition and age of housing in Reno, Sparks and Washoe County, using data prescribed by HUD. The source of the data in the five-year American Community Survey (ACS), which represents the most recent source of condition variables at all geographic levels in the region.

### Definitions

The city does not maintain definitions of substandard condition and substandard condition suitable for rehabilitation.

### Condition of Units—City of Reno, 2007-2011

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,721	36%	21,676	47%
With two selected Conditions	352	1%	2,455	5%
With three selected Conditions	81	0%	121	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,944	63%	21,438	47%
<b>Total</b>	<b>43,098</b>	<b>100%</b>	<b>45,690</b>	<b>99%</b>

Table 40 - Condition of Units

Data Source: 2007-2011 CHAS

### Year Unit Built—City of Reno, 2007-2011

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,516	27%	7,247	16%
1980-1999	15,296	35%	14,491	32%
1950-1979	13,601	32%	20,023	44%
Before 1950	2,685	6%	3,929	9%
<b>Total</b>	<b>43,098</b>	<b>100%</b>	<b>45,690</b>	<b>101%</b>

Table 41 – Year Unit Built

Data Source: 2007-2011 ACS

### Risk of Lead-Based Paint Hazard, City of Reno, 2007-2011

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,286	38%	23,952	52%
Housing Units built before 1980 with children present	4,389	10%	4,200	9%

Table 46 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units—N/A

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Table 47 - Vacant Units

## Need for Owner and Rental Rehabilitation

Participants in the developer focus group discussed the challenges posed by aging housing stock, particularly in the downtown core. Seniors and others are looking for product in the downtown area, but the available housing is in need of rehabilitation. Those currently living in the area's low and moderate income neighborhoods, particularly seniors aging in place, have a need for health and safety improvements and an increasing need for converting existing units to accessible housing. Participants noted a lack of funding for rehabilitation and underscored the sometimes significant costs of converting existing units to fully accessible housing. In addition to downtown Reno, participants discussed needs for conversion or rehabilitation in west Sparks.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As shown in the Risk of Lead Based Paint table above, about 4,400 owned homes and 4,200 rented housing units were built before 1980 and are occupied by families with children.

The risk of lead paint contamination is relatively low in the region since the majority of housing was built in 1980 and later. This is also reflected in records from the Washoe County Health District, which typically receives just one to three referrals annually from children with elevated blood lead levels. A recent analysis of blood lead data in the county found a declining trend of elevated lead levels, from 5.2 percent in 2005 to 2.9 percent in 2007 (source is: Williamson, Virginia, Lead Exposure in Northern Nevada, Master's Thesis, UNR, 2009; EPI-News, April 17, 2009, Vol 29, No. 7).

## MA-25 Public and Assisted Housing – 91.210(b)

This section supplements the Needs Assessment (NA) tables discussing public housing in the jurisdiction with additional information on the condition of public housing units.

### Totals Number of Units (rounded)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	25	750	2,635	40	2,300	220	0	75
# of accessible units									

**Table 48 – Total Number of Units by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** PIC (PIH Information Center)

### Describe the supply of public housing developments:

At the time this Consolidated Plan was prepared, RHA had 753 publicly-subsidized rentals in eight housing developments. The housing authority also administered about 2,600 Housing Choice Vouchers (HCV, also known as Section 8 vouchers).



**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Real Estate Assessment Center (REAC) inspectors from HUD recently completed inspections of each of RHA's eight public housing complexes. The inspectors complimented RHA for the appearance, condition and maintenance of the public housing units in Reno and Sparks. One inspector said RHA's housing was "the best" he had inspected. A score of 90 out of 100 is nationally considered to be a high performer, and almost all of RHA's properties rated well above that level. The following chart details the inspection scores for each Public Housing complex:

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Mineral Manor	95
Tom Sawyer Village	97
Silverada Manor	96
Stead Manor	95
Hawk View Apartments	91
Essex Manor	97
Myra Birch Manor	97
McGraw Court	99

**Table 49 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

There is an ongoing need to preserve the aging Public Housing stock in the area; however, over the years, RHA has been able to effectively use Capital Fund Program grants to modernize its Public Housing units and address concerns before they become major issues. In addition, RHA has been able to successfully correct other maintenance issues as they arise with operating funds.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

RHA upholds a high standard of living when it comes to units as well as the common areas within each complex it owns. Capital Fund Program grants and operating funds are budgeted to complexes as needed. The need is evaluated through in-house and third party inspections and resident input.

## MA-30 Homeless Facilities and Services – 91.210(c)

This section summarizes the beds, housing units and mainstream services that are available to persons experiencing homelessness. Mainstream services include health care, mental health care and employment services that complement those services available to persons who are homeless.

The United Way of Northern Nevada and the Sierra provides mainstream services that can be accessed by persons experiencing homelessness. The organization provides a range of mental health services, including psychiatric crisis services, residential support, outpatient counseling, assertive community treatment and mental health court that may be useful for persons experiencing homelessness. They also provide emergency food and shelter services for people experiencing economic crises. Nevada Job Connect is a statewide network that connects people with jobs and education and job training programs. Job Connect has career centers in Reno and Sparks.

Nevada 211 provides callers with guidance accessing basic human needs resources, physical and mental health services, financial stability assistance and support for seniors, persons with disabilities and families in Washoe County.

The Community Assistance Center (CAC) is made up of three shelters operated by Volunteers of American Greater Sacramento and Northern Nevada. The CAC provides other services for persons or families experiencing or at risk of homelessness, including health, drug rehabilitation, mental health case management, meals, referrals and technical services and youth programs.

### Facilities and Housing Targeted to Homeless Households—eCon Plan Table

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	132		153	70	
Households with Only Adults	230	300	187	166	
Chronically Homeless Households	5			144	
Veterans			32	204	
Unaccompanied Youth					

Table 50 - Facilities and Housing Targeted to Homeless Households

### Detailed Listing of Beds by Facility and Targeted Households

	Emergency Shelter	
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	<b>Program/Service Name</b>	<b>Capacity</b>
Catholic Charities Northern Nevada	Winter Overflow Bed: Shelter Bed	100 Beds
Reno Sparks Gospel Mission	Record Street Shelter: Individual Beds	20 Beds
Reno Sparks Gospel Mission	CARE Prayer House Emergency Shelter: Prayer House Emergency Shelter	20 Beds
The Children's Cabinet, Inc.	RHYME Emergency Housing: Individual Beds	12 Beds
Volunteers of America	Women's Housing: Women's Housing	50 Beds
Volunteers of America	VADOM Emergency Shelter: VADOM Emergency Shelter	18 Beds
Volunteers of America	Cold Weather Overflow for Men: Overflow Bed	100 Beds
Volunteers of America	Cold Weather Overflow: Individual Beds	100 Beds
Volunteers of America	Family Housing: Individual Beds	12 Beds
Volunteers of America	Men's Housing: Men's Housing	140 Beds
Volunteers of America	Family Housing: Family Beds	26 Units 90 Beds
Westcare [CTC] NN	Detox Emergency Shelter: Detox Emergency Shelter	5 Beds
	<b>Permanent Supportive Housing</b>	
<b>Agency Name</b>	<b>Program/Service Name</b>	<b>Capacity</b>
City of Reno Housing Authority	VASH Vouchers: Individual Beds	163 Beds
City of Reno Housing Authority	VASH Vouchers: Family Beds	10 Units 22 Beds
Northern Nevada Adult Mental Health Services	Shelter Plus Care: Individual Beds	10 Beds
Northern Nevada Adult Mental Health Services	Shelter Plus Care: Individual Beds	41 Beds
Northern Nevada Adult Mental Health Services	SPC Unfunded Housing: Individual Beds	154 Beds
Northern Nevada Adult Mental Health Services	Shelter Plus Care: Family beds	5 Units 16 Beds
Restart Homeless Services	Anchor Expansion Housing: Individual Beds	46 Beds
Restart Homeless Services	Shelter Plus Care: Studio	8 Beds
Restart Homeless Services	Anchor Expansion Housing: Family Beds	14 Units 42 Beds
Restart Homeless Services	Housing: Vets Permanent Supportive Housing (PSH) Families	8 Units 19 Beds
Washoe County Social Services	Shelter Plus Care TBRA [1]: Shelter Plus Care 1	8 Beds

Washoe County Social Services	Shelter Plus Care TBRA [2]: Shelter Plus Care	8 Beds
Washoe County Social Services	CoC TBRA: CoC Housing	16 Beds
Washoe County Social Services	Permanent Supportive Housing: PSH Program	8 Units 8 Beds
Westcare [CTC] NN	NSP Housing: Individual Beds	12 Beds
Westcare [CTC] NN	NSP Housing: Family Beds	2 Units 12 Beds
	<b>Transitional Housing</b>	
<b>Agency Name</b>	<b>Program/Service Name</b>	<b>Capacity</b>
Bristlecone Family Services	Transitional Living: TL Individual Beds	4 Beds
Bristlecone Family Services	Transitional Living: TL Veteran Beds	8 Beds
Bristlecone Family Services	HCHV/EH: Individual Beds	12 Beds
Bristlecone Family Services	HCHV/EH Veterans Housing: Individual Beds	4 Beds
Casa de Vida	House of Life Housing: Bed Placement	0 Units 8 Beds
Casa de Vida	House of Hope Housing: Bed Placement	2 Units 2 Beds
Hosanna Home	Transitional Housing: TH for Individuals	8 Beds
Nevada Youth Empowerment Project	Community Living TH: Individual Beds	6 Beds
Reno Sparks Gospel Mission	Victory Center Housing: Individual Beds	48 Beds
Reno Sparks Gospel Mission	Care TH: Individual Beds	40 Beds
Reno Sparks Gospel Mission	Prayer House TH: Individual Beds	18 Beds
Step 1	Transitional Housing: Individual Beds	20 Beds
The Launching Pad	Transitional Housing: Individual Beds	36 Beds
The Ridge House	[GPD] Transitional Housing: GPD Transitional Housing	7 Beds
Vitality Unlimited - NN	Sun Valley 1: Sun Valley 1 TH	10 Beds
Vitality Unlimited - NN	Sun Valley 2: Sun Valley 2 TH	10 Beds
Vitality Unlimited - NN	Sun Valley 3: Sun Valley 3 TH	10 Beds
Washoe County Social Services	Crossroads Transitional Housing: Crossroads Program	95 Beds
Westcare [CTC] NN	Home Front Transitional Living Housing: Individual Beds	6 Beds
Westcare [CTC] NN	Home Front Transitional Living Housing: VA Individual Beds	20 Beds

**Table 51 – Detailed Listing of Beds by Facility and Targeted Households**

Source: Continuum of Care

## **Discussion of Capacity and Needs**

The Reno Area Alliance for the Homeless (RAAH) is a coalition of homeless services, support services, local and state governmental representatives, developers, faith-based service providers, the University of Nevada (Reno), law enforcement and the medical community who began meeting on a monthly basis in June 2000 to discuss better ways to work together to meet community needs.

In terms of increasing housing options and adopting housing first models, RAAH has set a priority of increasing permanent supportive housing options for chronically homeless individuals. Permanent supportive housing is the single most effective approach to addressing homelessness. Addressing the lack of permanent supportive housing in Washoe County has been the primary goal of RAAH for the past three years and the focal point of the community's Continuum of Care (CofC) funding requests. This combination of housing relocation services and home-based case management enables homeless families to break the cycle of homelessness. The methodology facilitates long-term stability and provides formerly homeless families who are considered at risk of another episode of homelessness with the support necessary to remain in permanent housing ([http://www.beyondshelter.org/aaa\\_initiatives/ending\\_homelessness.shtml](http://www.beyondshelter.org/aaa_initiatives/ending_homelessness.shtml)).

RAAH recognizes that CofC funding alone will not be sufficient to fund all the housing slots and options needed to house the chronically homeless. An action step of that goal is to explore alternative funding options to enhance the funds sought through the CofC application process. A fund development subcommittee that is part of the emergency shelter planning committee is pursuing this action.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

This section summarizes the facilities and services available to serve special needs populations in Washoe County and Reno.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The housing and service needs of special populations are discussed in more detail in NA-45, along with estimates of special populations in need.

In sum, the most critical housing and supportive service needs of special needs groups in the region include:

- A shortage of rental housing affordable to residents who live below the poverty level (rents of less than \$500/month)—for all special needs populations.
- Senior housing developments for seniors across the income spectrum. An estimated 800 seniors live in temporary housing in motels. Higher income seniors who want to downsize and desire to live in housing with walkability and near health care and other supports cannot find products to meet their preferences.
- Accessible housing for persons with disabilities located near transit and services.
- Assistance for renters who have imperfect credit scores, rental or criminal histories and are repeatedly turned away by landlords.
- Severe shortage of housing for youth, including those aging out of foster care, who have no rental history and credit history.
- Lack of affordable, safe, comprehensive transportation that connects low income workers to employment centers and housing to supportive services.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The city's rapid re-housing (RRH) program, created in 2012, coordinates with the Continuum of Care (CoFC) to find housing for residents who are at-risk of homelessness, including those returning to Reno from institutions and youth aging out of foster care. The CAC also offers programs for residents leaving institutions and who do not have permanent housing. The Re-engagement Center at the CAC works with the Washoe County School District and offers comprehensive services to youth living in the CAC, as well as to youth in the surrounding area. The Center works to return students to school and improve attendance of poor achieving students.

The Low-Income Housing Trust Fund (LIHTF) financially supports low-income activities and serves as a match credit for required federally funded programs throughout the state, including Washoe County. Funds from the LIHTF can be used to develop and support affordable housing through the acquisition of vacant land for new construction or the reconstruction or rehabilitation of existing units. Funds can be used to upgrade units with appropriate supportive equipment for persons with a physical or mental disability, or for the conversion of an existing structure to affordable housing. Finally, LIHTF can be used

to provide rental assistance for loans or grants to very low- and low-income families for security deposits.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

CDBG, HOME and ESG funds will be prioritized to assist residents who are very low income, have special needs and/or are at-risk of homelessness, in addition to those who are experiencing homelessness. CDBG dollars will be used to improve sidewalk and street accessibility for disabled residents and for CAC operations. HOME dollars will be used to support the creation and preservation of deeply affordable rental housing. ESG dollars will be used for RRH, as well as to support the CAC.

In Program Year 2015,

\$1.2 million in CDBG will be allocated to improvements to public infrastructure to enhance accessibility throughout Reno,

\$500,000 in CDBG and \$75,000 in ESG will support CAC operations,

\$2.4 million in HOME will be allocated to the creation and preservation of affordable rental developments, two of which will house seniors.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

At the time this Consolidated Plan was available for public comment, the WCHC was in the process of updating its HUD-required Analysis of Impediments to Fair Housing Choice (AI). The county last conducted an AI in 2007 (dated January 2008). Efforts began to update the AI in 2014, pending the release of an updated AI template by HUD.

The 2007 AI found a few barriers to affordable and fair housing; however, the barriers were not specifically related to public policies affecting the cost of housing development. The barriers to affordable housing access and development identified in the AI included:

1. Apparent discrimination in the rental markets. Discriminatory actions involved discriminatory terms and conditions in rental leases, failure to make reasonable accommodations and noncompliance with design and construction.
2. Lack of a comprehensive first-time homebuyer program.

This section will be updated once the 2015 AI is complete.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

This section of the Market Analysis (MA) supplements the housing data and information in prior tables with community development data. The section discusses conditions of employment, economic development and public improvements. The data used in this section is a combination of self-reported data from the Census' American Community Survey (ACS) and data from the Nevada Department of Employment, Training and Rehabilitation (DETR).

### Business Activity, City of Reno

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	650	219	1	0	-1
Arts, Entertainment, Accommodations	19,366	25,892	24	23	-1
Construction	3,676	3,495	5	3	-1
Education and Health Care Services	10,911	17,693	14	16	2
Finance, Insurance, and Real Estate	4,571	7,295	6	6	1
Information	1,226	2,143	2	2	0
Manufacturing	5,191	6,489	6	6	-1
Other Services	2,772	3,860	3	3	0
Professional, Scientific, Management Services	6,207	10,195	8	9	1
Public Administration	0	0	0	0	0
Retail Trade	10,978	15,623	14	14	0
Transportation and Warehousing	4,936	5,465	6	5	-1
Wholesale Trade	3,891	5,089	5	4	0
<b>Total</b>	<b>74,375</b>	<b>103,458</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 52 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

### Labor Force, City of Reno

Total Population in the Civilian Labor Force	176,771
Civilian Employed Population 16 years and over	109,101
Unemployment Rate	7.5
Unemployment Rate for Ages 16-24	24.86
Unemployment Rate for Ages 25-65	6.87

**Table 53 - Labor Force**

**Data Source:** 2007-2011 ACS and Nevada Department of Employment, Training and Rehabilitation (DETR) for total labor force and unemployment rate (2014 annual).

Occupations by Sector	Number of People
Management, business and financial	35,330
Farming, fisheries and forestry occupations	5,326

Occupations by Sector	Number of People
Service	24,432
Sales and office	29,722
Construction, extraction, maintenance and repair	7,608
Production, transportation and material moving	11,141

**Table 54 – Occupations by Sector**

Data Source: 2009-2013 ACS

### Travel Time, Reno Residents

Travel Time	Number	Percentage
< 30 Minutes	85,474	83%
30-59 Minutes	13,554	13%
60 or More Minutes	4,091	4%
<b>Total</b>	<b>103,119</b>	<b>100%</b>

**Table 55 - Travel Time**

Data Source: 2009-2013 ACS

### Education, Reno Residents

#### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	11,089	1,747	4,695
High school graduate (includes equivalency)	18,212	2,173	5,895
Some college or Associate's degree	29,166	2,621	7,818
Bachelor's degree or higher	27,670	1,513	4,318

**Table 56 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

## Educational Attainment by Age, Reno Residents

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	571	1,453	2,191	3,606	1,609
9th to 12th grade, no diploma	3,482	4,102	3,016	3,208	1,954
High school graduate, GED, or alternative	6,975	7,639	6,290	12,827	7,554
Some college, no degree	12,634	9,492	7,441	15,191	7,088
Associate's degree	1,320	2,524	2,195	4,189	1,660
Bachelor's degree	2,455	7,603	5,221	10,208	4,216
Graduate or professional degree	188	2,714	2,613	6,684	3,460

**Table 57 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

## Educational Attainment – Median Earnings in the Past 12 Months, Reno Workers

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$20,172
High school graduate (includes equivalency)	\$26,912
Some college or Associate's degree	\$31,675
Bachelor's degree	\$44,522
Graduate or professional degree	\$65,048

**Table 58 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

## Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sector in Washoe County is Arts, Entertainment and Accommodations, making up about one-fourth of jobs in the county. The next largest industries include Education and Health Care and Retail Trade (both 14% of jobs). Except for some occupations in the Health Care industry, the primary employment industries in the county pay low to moderate wages. Workers in these industries find periods of rising housing costs difficult to manage and often work multiple jobs to manage housing costs.

The largest employers in Washoe County include the following:

Employer	Number of Employees
Washoe County School District	8,500-8,900
University of Nevada, Reno	4,000-4,490
Renown Regional Medical Center	2,500-2,999
Washoe County	2,000-2,499
Peppermill Hotel Casino	2,000-2,499
International Game Technology	1,500-1,999

Employer	Number of Employees
Silver Legacy Resort Casino	1,500-1,999
Atlantis Casino Resort	1,500-1,999
Grand Sierra Resort & Casino	1,500-1,999
St. Mary's Regional Medical Center	1,000-1,499

**Table 59 – Median Earnings in the Past 12 Months**

**Data Source:** State of Nevada, Department of Employment Training and Rehabilitation, Nevada Employer Directory

### **Describe the workforce and infrastructure needs of the business community:**

Until recently, the primary workforce need in the region was the creation of jobs. The Economic Development Authority of Western Nevada has been instrumental in attracting a growing number of “primary companies” to Reno and the region. In the last year, Garlock Printing, Lincoln Cutting and Amazon have relocated their manufacturing and distribution facilities to Reno. The region’s unemployment rate has been cut in half from the historic highs experienced during the Great Recession. Approximately 3,500 new jobs were created in 2013.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The investments made in Reno’s urban core during the 1990’s and early 2000’s through the City of Reno Redevelopment Agency have contributed to the revitalization and popularity of the downtown area. Over thirty million dollars of city and one billion dollars in private/other public, investment has succeeded in modernizing and beautifying infrastructure and facilities. “Start-Up Row” has blossomed along First Street and new housing developments are planned during the next two years.

The downtown police district, established in the 1990’s, was recently expanded to provide a safer environment to a larger downtown area. The city also operates a downtown maintenance district to ensure the area remains clean and beautiful.

The Reno Sparks Convention and Visitors Authority constructed a National Bowling Stadium, which was sold to the city, but remains operated by the Authority. Currently the stadium brings in over 100,000 people to Reno in tournament years and generates \$100 million for the local economy each year. The city, working with the Nevada State Legislature, has instituted a new Downtown Lodging Fee to raise funds for a major upgrade to this facility which has secured the continuation of the bowling tournaments for the next 20 years.

The City of Reno, in partnership with local businesses, is supporting the development of new districts. The Midtown Area which will include new restaurants, bars, retail, housing and commercial development over 20 square blocks is funded with all private dollars. The city is supporting this project through updated zoning, a pilot parking project and other land use tools to encourage the success of the district. The city is also working with community organizations and residents eager to create a new arts and artisanal district along E. Fourth Street.

These many efforts are paying off, most notably in the construction of a new Tesla battery manufacturing plant that is expected to generate 6,500 jobs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Education attainment of residents in the region is relatively high, with one-third college educated and another one-third with some college or an Associate's degree. Younger residents are more highly educated than those who are older than 45 years. The influx of technology and manufacturing companies in the region is likely to increase the overall educational attainment of workers. Residents who are currently unemployed—particularly those who are older—may need to return to college or enroll in technical training to develop the skills desired by future employers.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Economic Development Authority of Western Nevada (EDAWN) is a public/private partnership with a goal to expand business and employment opportunities in Northern Nevada. EDAWN conducts workforce training and economic development on the city's behalf.

EDAWN has several workforce training programs:

- Customized training through Truckee Meadows Community College. The college offers a range of classes, including both Spanish and English; workplace safety; business and technical writing; and workplace communication and cultural competencies;
- Internships through area universities and community colleges;
- Train Employees Now (TEN). This state program offers short-term, skills-based training programs to the employees of new and growing businesses who offer jobs with livable wages; and
- Right Skills Now. This federal program trains employees for careers in manufacturing.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes, the City of Reno is a member of the Western Nevada Development District (WNDD), an EDA recognized development organization located in Carson City.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Consolidated Plan will support economic development investments by funding needed infrastructure and public safety improvements, as well as supporting housing opportunities for workers near new jobs districts.

## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Households with housing problems are generally located in higher poverty areas of the city, in the central city, south central Reno and in the two Native American reservations in Washoe County.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Yes. Census tracts with concentrations of racial and ethnic minorities are largely located in the City of Reno, downtown and north of downtown, as well as south of the city center along Highway 395, the location of The Reno-Sparks Indian Colony. Two additional concentrations exist: one in northwest Reno bordering Highway 395, and in rural Washoe County, where the Pyramid Lake Paiute Tribe is located.

The following maps show existing concentrations in the county, in addition to the distribution of persons living in poverty. For the purposes of this report, a concentration exists in a Census tract when the proportion of a protected class is 20 percentage points higher than that of the county overall. The percentage of residents in the county reporting to be a given race/ethnicity is presented below, along with the associated 20 percentage point threshold and the number of concentrated census tracts in Washoe County.

Hispanic—22.6 percent county overall; 42.6 percent concentration threshold; 10 Hispanic concentrated census tracts;

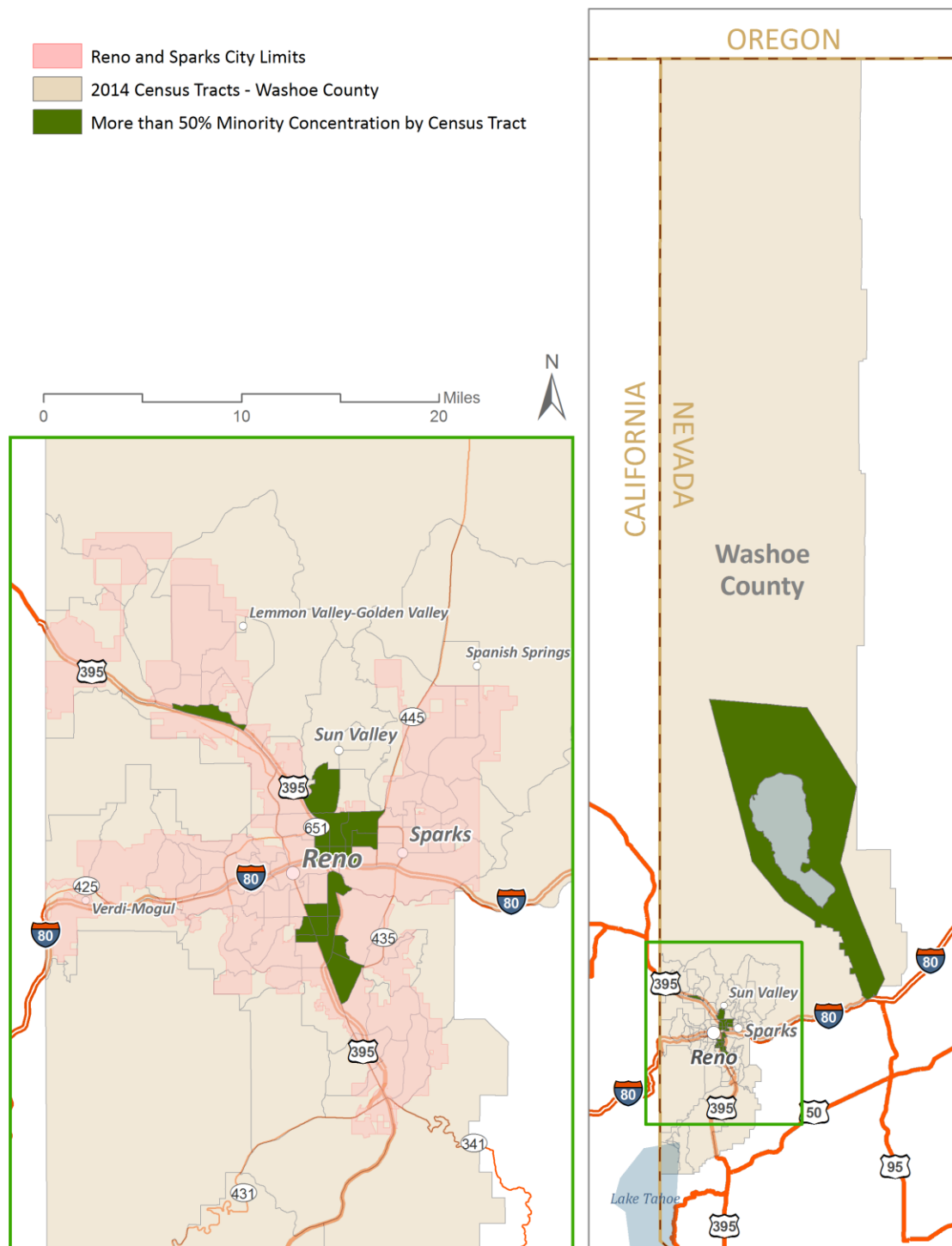
American Indian—1.4 percent county overall; 20.4 percent concentration threshold; 2 American Indian concentrated census tracts; and

No African-American (2.2% county overall) or Asian (5.2% county overall) concentrated census tracts.

Individual poverty rate. The individual poverty rate for all of Washoe County is 15.1 percent; this means that 15 percent of people in the county live in poverty. The poverty threshold is set at the federal level and is currently \$24,250 for a family of four. When a household meets this threshold, all members of the household are counted as living in poverty.

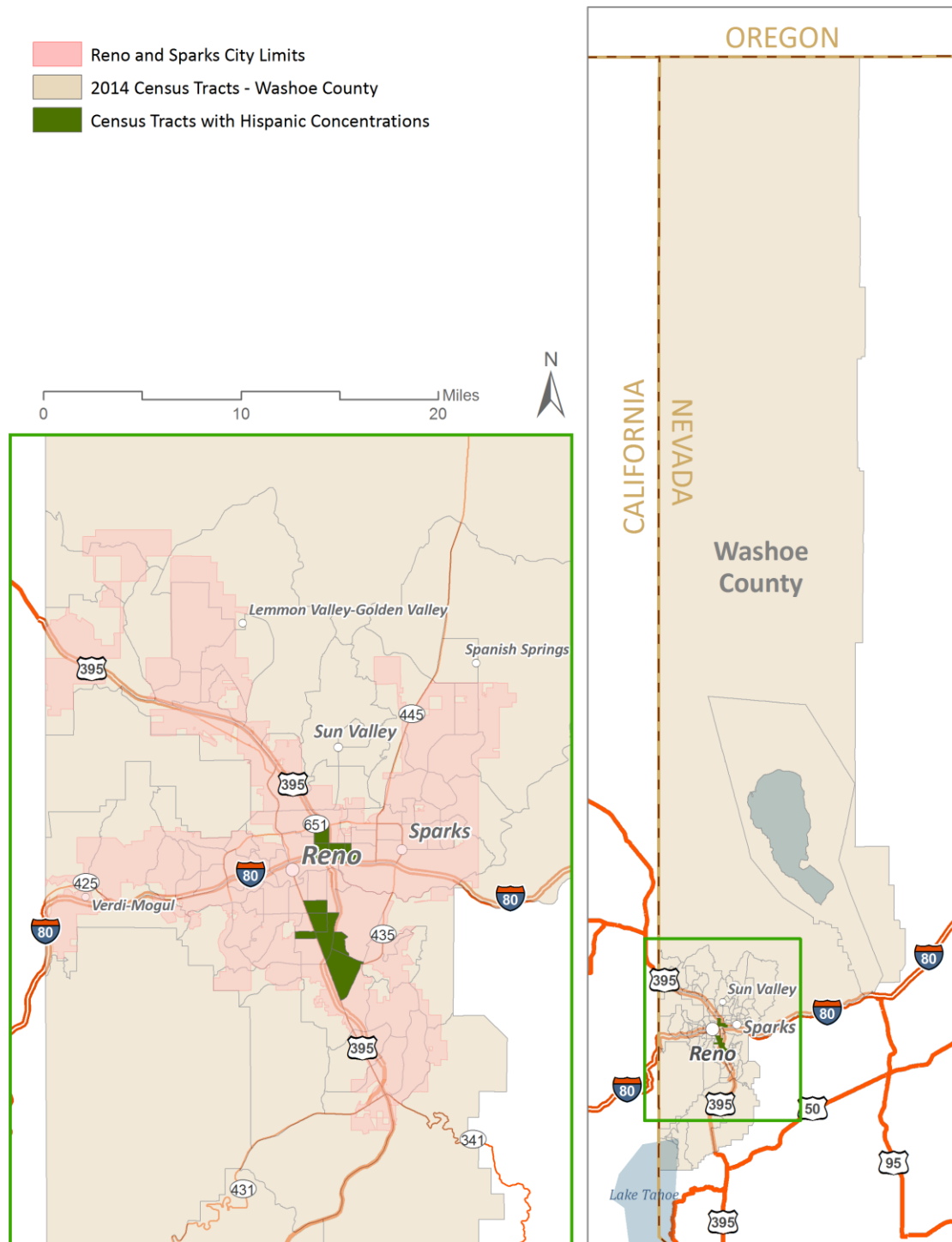
Racially and ethnically concentrated areas of poverty (RCAP/ECAP). An RCAP or ECAP is a neighborhood with significant concentrations of high poverty and a minority majority. HUD's definition of an RCAP/ECAP is a census tract that has a non-white population of 50 percent or more (*majority minority*) and a poverty rate of 40 percent or more. Washoe County has four RCAPS/ECAPS.

## Minority Concentrations by Census Tract



Source: 2009-2013 American Community Survey.

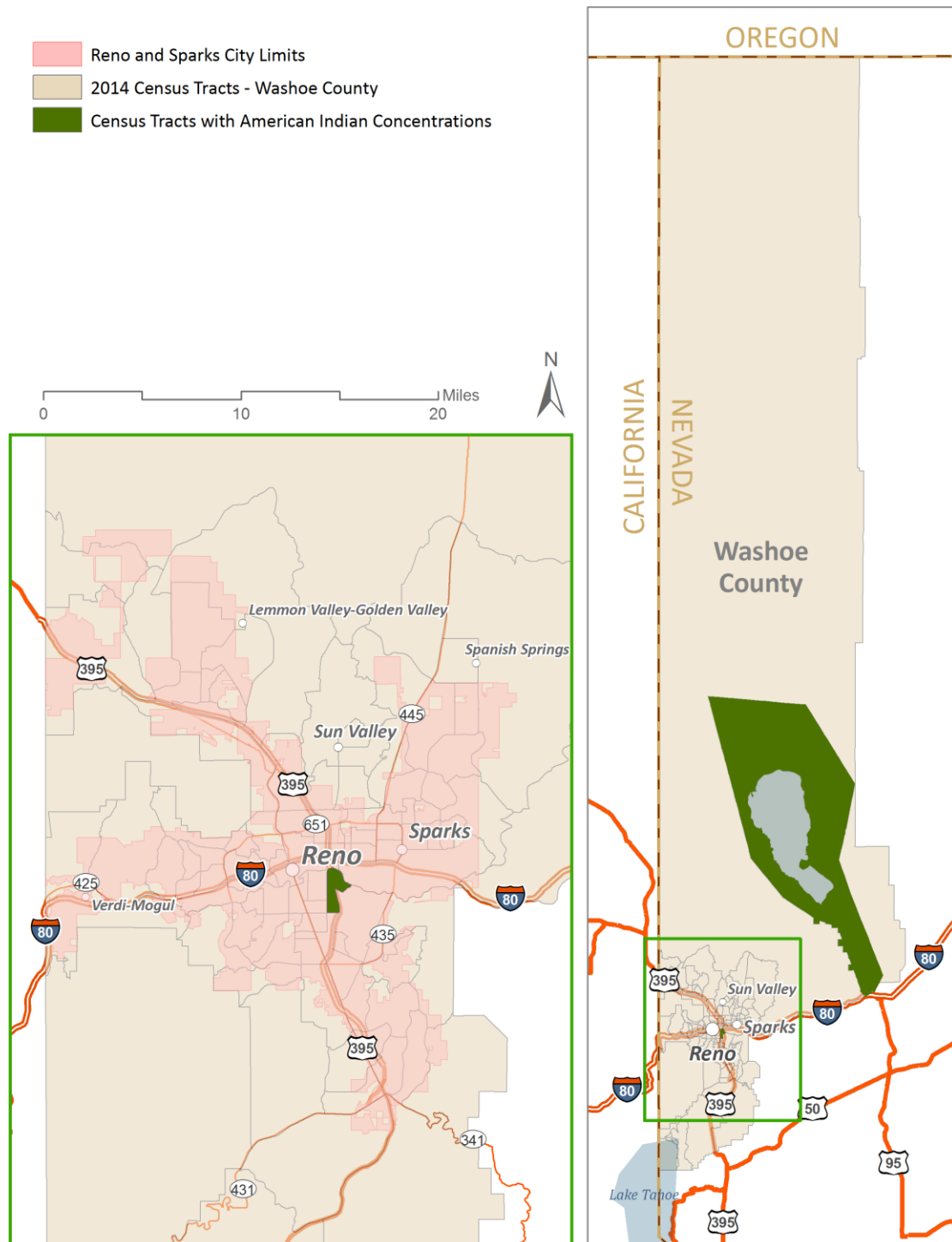
## Concentrations of Persons of Hispanic Descent by Census Tract



Source: 2009-2013 American Community Survey.

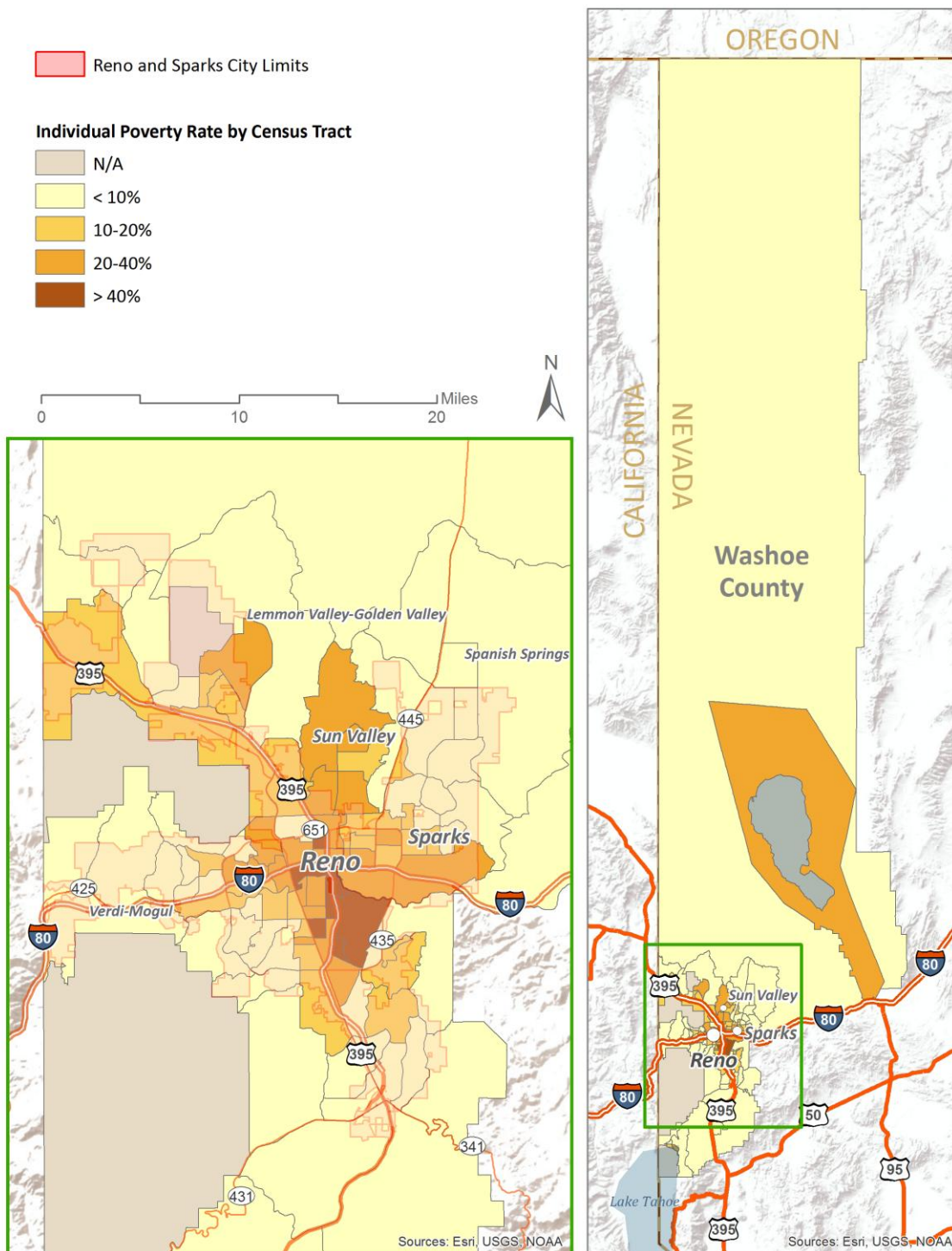


## Concentrations of Persons of American Indian Descent by Census Tract



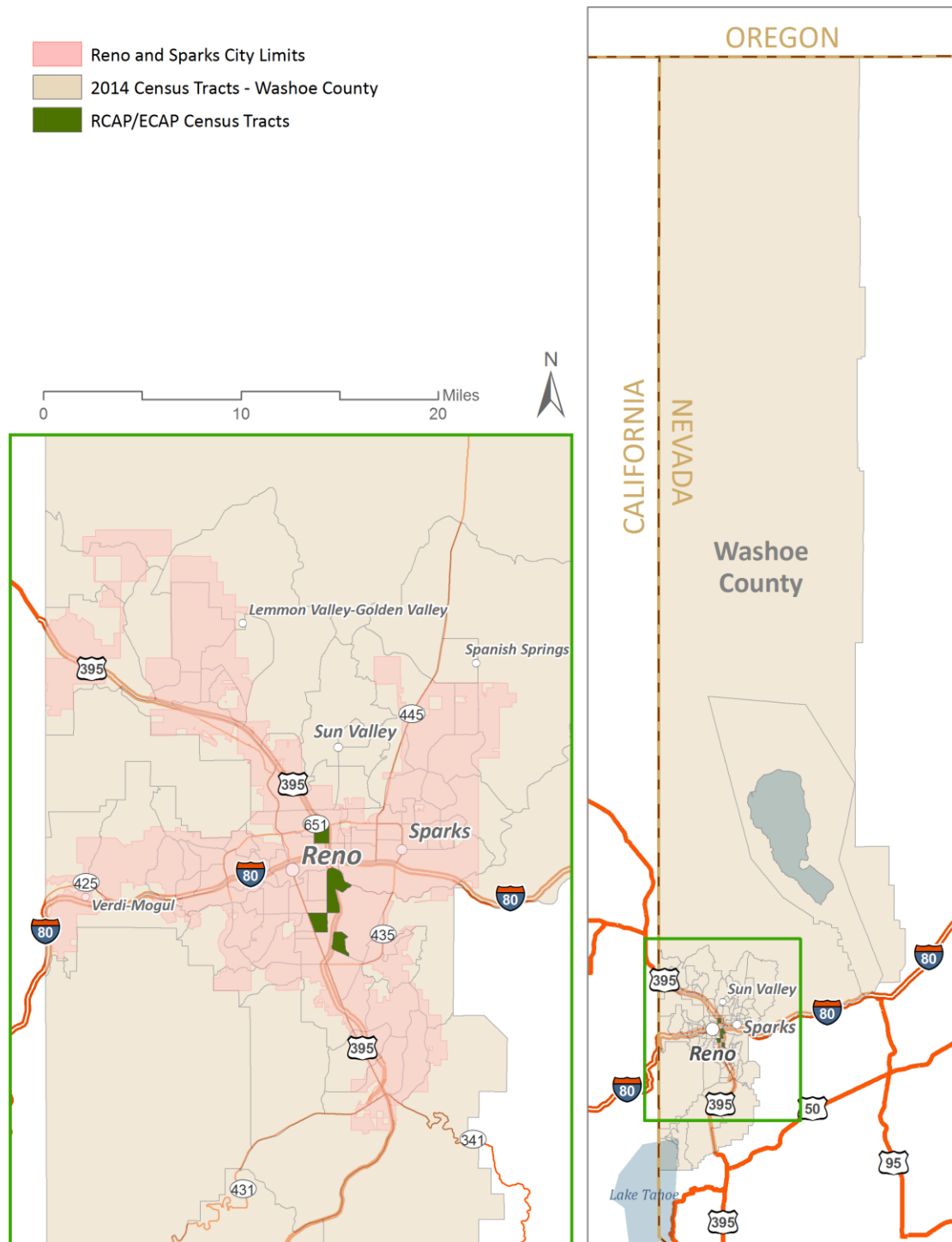
Source: 2009-2013 American Community Survey.

## Percent of Residents That Live in Poverty



Source: 2009-2013 American Community Survey.

## Racially and Ethnically Concentrated Areas of Poverty



Source: 2009-2013 American Community Survey.

**What are the characteristics of the market in these areas/neighborhoods? Are there any community assets in these areas/neighborhoods? Are there other opportunities in any of these areas?**

The community assets in the concentrated neighborhoods include:

Central location and easy access to downtown (central neighborhood)

An abundance of underutilized commercial properties and vacant lots, some of which are city-owned (central and south Reno neighborhoods),

Access to public transportation,

Grocery and retail services,

Parks and recreation community centers, and

For some concentrated areas, a rural landscape and easy access to recreation and outdoors activities.

RTC Washoe provides public transportation services within these areas, with most routes originating in the downtown Reno Transfer Center. Service coverage ranges from the Truckee Meadows Community College campus area in the north, Lakeridge in the south, McQueen to the west and Sparks to the east.

In late 2015 and 2016, the City of Reno will be updating its Master Plan, which will consider land use and opportunities for redevelopment. The vision, goals and analysis developed in the Master Plan will help identity and guide opportunities in these (and other) neighborhoods within Reno.

# Strategic Plan

## SP-05 Overview

This section provides an overview of the goals, activities and outcomes for the City of Reno and Washoe County Consortia Five-year (2015-2019) Consolidated Plan. The remainder of the tables in this section summarize how block grant funds will be allocated to address housing and community development needs during the next five years.

The Action Plan section, which follows the Strategic Plan section, describes the allocation of funds for the 2015 program year.

During the 2015-2019 planning period, the City of Reno will use CDBG for the following strategic initiatives:

1. Make improvements to public infrastructure to increase accessibility and public safety.
2. Reduce blight in low- to moderate-income neighborhoods.
3. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless.
4. Support activities that create affordable and mixed-income housing opportunities.
5. Support efforts to increase economic opportunities of residents and businesses.

HOME will be used to support the following goals:

1. Increase the supply of affordable rental units and mixed-income rental developments.
2. Preserve and maintain existing affordable rental units.
3. As needed, support homeownership opportunities for low- and moderate-income households.

ESG will be used to:

1. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless.
2. Assist persons who are homeless find permanent housing ("rapid re-housing").

The City of Reno has begun several large-scale planning processes, including a Master Plan, an Analysis of Impediments to Fair Housing Choice (AI), a review of city-owned land; and identification of blighted areas. The results and strategies from these studies will be integrated into planning for Annual Action Plans for CDBG, HOME and ESG beginning in 2016.

Specifically, these studies will be used to inform 1) The potential for city-owned land to support housing and community development needs; 2) Use of CDBG funds to address blight; 3) Use of CDBG to support the vision for city growth; 4) City and county activities and use of block grant funds to address housing barriers and neighborhood inequities.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

The basis for allocating block grant funds geographically during the five year Consolidated Planning period is as follows:

CDBG is targeted according to need, not geographic location per se. The City of Reno uses its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG to supplement funding for improvements in HUD-designated low and moderate income (LMI) areas. Other considerations are availability and timing of funding, and availability of partners for the implementation of projects.

HOME dollars are also allocated based on housing need. HOME funds are used throughout the Consortia geographic area to support development of affordable housing.

Because homeless services are largely provided through the CAC, ESG is primarily allocated to the Census tract in which the CAC is located.

## SP-25 Priority Needs - 91.215(a)(2)

Table 2 – Priority Needs Summary

1	<b>Priority Need Name</b>	Quality Living Environment
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly Public Housing Residents Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	Support Quality Living Environments
	<b>Description</b>	To support a high quality living environment through various public facilities projects; sidewalks, pedestrian ramps, crossing signals and blight reduction.
	<b>Basis for Relative Priority</b>	Infrastructure projects are needed in order to improve accessibility for persons with disabilities and improve public safety.
2	<b>Priority Need Name</b>	Expand and Preserve Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Expand and Preserve Affordable Housing
	<b>Description</b>	To expand and preserve affordable housing through construction of new rental and homeowner units, and rehabilitating existing units.

	<b>Basis for Relative Priority</b>	Expansion and preservation of affordable housing is critical to the Consortium region as a result of the increasing numbers of households living cost-burdened or at-risk of homelessness.
3	<b>Priority Need Name</b>	Supportive Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Low Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	Supportive Services
	<b>Description</b>	To support organizations that provide supportive services.
	<b>Basis for Relative Priority</b>	There is a pressing need for supportive services to very low income residents, residents with special needs and persons experiencing homelessness.
4	<b>Priority Need Name</b>	Homeless and At-Risk Assistance
	<b>Priority Level</b>	Low



	<b>Population</b>	Extremely Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	Housing for Persons Homeless or At-Risk
	<b>Description</b>	To reduce and prevent homelessness.
	<b>Basis for Relative Priority</b>	Prevention programs and intervention programs will reduce homelessness in the Consortium region.
5	<b>Priority Need Name</b>	Increase Economic Opportunities
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	Increase Economic Opportunities
	<b>Description</b>	To increase economic opportunities in the Consortium region.
	<b>Basis for Relative Priority</b>	Increasing economic opportunities creates a stronger economy and reduces the burden on social and government programs for persons in need.

**Narrative.** Priority needs for the 2015-2019 Consolidated Planning period will include the following:

- CDBG will be prioritized for activities that improve accessibility for persons with disabilities, improve public safety and provide supportive services to very low income residents, residents with special needs and persons experiencing homelessness.
- HOME dollars will be prioritized to projects that serve very low income residents and residents with special needs (elderly, persons with disabilities).

ESG will prioritize funding the CAC and rapid re-housing.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Rising rental costs Large number of residents living in temporary housing in area motels
New Unit Production	Lack of rental units serving 0-50% AMI
Rehabilitation (with acquisition of affordable rentals)	Rising rental costs, growing workforce and increased risk that units will be marked to market rents
Acquisition, including preservation	Rising rental costs, growing workforce and increased risk that units will be marked to market rents

**Table 60 – Influence of Market Conditions**

### **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

The following federal, state and local resources that are projected to be available in the next five years to address housing and community development needs in Reno and Washoe County.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
City of Reno CDBG Allocation	CDBG		\$1,930,497, \$1,544,398 less administrative reserve				\$6 million	Remainder of Con Plan projection assumes an average of \$1.5 million in CDBG per year for 4 years
City of Reno ESG Allocation	ESG		\$163,810				\$640,000	Assumes average of \$160,000 per year for 4 years
Washoe County HOME Allocation	HOME		\$1,051,209, \$946,088 less administrative reserve				\$4 million	Assumes average of \$1,000,000 per year for 4 years
State Trust Fund	State of Nevada		\$650,000				\$2.6 million	Assumes average of \$650,000 per year for 4 years
State HOME	State of Nevada		\$300,000				\$1.2 million	Assumes average of \$300,000 per year for 4 years
State ESG	State of Nevada		\$65,000				\$260,000	Assumes average of \$65,000 per year for four years
City of Reno Unallocated CDBG	CDBG		\$1,029,143				\$0	Prior year resources to be used in full in PY2015

Unallocated HOME	HOME		\$1,409,404				\$0	Prior year resources to be used in full in PY2015
HOME Program Income	HOME		\$524,071				\$0	

**Table 61 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

State trust funds (described below) will leverage HUD funding allocations. In other cases, eligible, local projects and programs are funded entirely with non-HUD monies. In either case, the local funds support HUD-funded activities by contributing to the goals of the Consolidated and Action Plans by providing necessary financial resources.

Low Income Housing Trust Funds (LIHTF) funds are generated by the state through a real estate transfer tax. The funds are allocated to eligible projects and programs that will provide quality affordable housing to households at or below 60 percent of median income. LIHTF will continue to be used during the Five-year Consolidated Planning period to satisfy match requirements. The City of Reno expects to receive approximately \$650,000 annually in trust funds to leverage HUD block grant dollars.

The required ESG match will be in the form of non-federally funded administrative salaries and other expenses by the agencies utilizing the funding, including trust funds to provide additional rental and housing assistance and local funds to support shelter operations.

The HOME match will be satisfied through the LIHTC and in the value of the property tax exemptions provided to federally-funded affordable housing projects.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Reno's Public Works Department maintains a comprehensive list of city-owned lots. These lots may be used in the future to help address both the affordable housing and community development needs identified in this plan. As of the writing of this plan, the appropriateness and preference for use of these lots was under evaluation.

## SP-40 Institutional Delivery Structure – 91.215(k)

The City of Reno's CDBG projects will be administered by various city departments. Public Works will carry out public infrastructure activities; the Planning and Housing Division will oversee Blight Reduction and Affordable Housing projects; and ESG dollars will be used at the CAC.

The WCHC enters funding agreements with private developers and program administrators to address identified housing needs throughout Washoe County. Staff monitors expenditures and development activities throughout construction and monitors projects annually throughout their affordability period.

The City of Reno's CDBG projects will be administered by various city departments. Public Works will carry out public infrastructure activities; the Planning and Housing Division will oversee Blight Reduction and Affordable Housing projects; and ESG dollars will be used at the CAC. The WCHC enters funding agreements with private developers and program administrators to address identified housing needs throughout Washoe County. Staff monitors expenditures and development activities throughout construction and monitors projects annually throughout their affordability period.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement		X	
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education			
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		

Other			

**Table 3 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Reno’s Planning and Housing Division is the primary department responsible for implementing the Consolidated Plan and Action Plan and coordinating with numerous other departments and public and private agencies that are sub recipients of funds. Planning and Housing staff works with Public Works to complete identified public infrastructure projects. During the current program year staff will continue to work with city agencies using funds to improve outcomes and increase awareness of compliance requirements.

The city contracts with a number of non-profit agencies to provide a variety of social services to residents. These agencies are experienced in providing these types of services and have been operating in the community for numerous years. They understand the needs of community members and continue to alter their programs as necessary to best address these needs.

Economic development funding is provided to the Reno Accelerator program — a revolving loan program. City staff also market economic development opportunities and programs through financial partners and networking meetings.

The WCHC partners with certified Community Housing Development Organizations (CHDO) to provide financial support for affordable housing throughout Reno, Sparks, and Washoe County. The WCHC also provides financial support to private developers that have prior experience in providing safe, decent, and sanitary housing to low income residents.

The Reno Housing Authority is a separate entity governed by an independent Board of Directors and, as such, the city does not have authority over its general hiring, contracting, and procurement processes. The Reno Housing Authority has received HOME funds in the past to develop rental properties and to construct single-family homes. RHA recently received a \$21 million award from HUD to address the foreclosure problem in the region and was very successful in acquiring foreclosed homes to add to its scattered site inventory. These types of partnerships will continue.

Partnering with a number of agencies to deliver housing and community development services allows the City of Reno to provide needed services. Innovative partnering maximizes the city’s limited financial and human resources. Staff also attend training and seminars relevant to the administration of grant funds and increase capacity to operate programs that address community needs.



**Describe the strengths and gaps of the service delivery system for special needs populations and persons experiencing homelessness, including, but not limited to, the services listed above**

The Reno-Sparks region is fortunate to have a dedicated, well-established and organized system of housing and supportive service provision. Providers appear to work together well, there is little duplication of services and, based on the Consolidated Plan survey, local leadership and residents have consistent views on prioritizing and addressing top needs. That said, the region was very hard hit by the economic downturn. The region lost population during 2009, unemployment reached double digits homes dropped in value and many residents entered poverty. Although the economy has improved, providers are pressed to meet growing demands for their services with fewer resources, due to a period of declining funding. In sum, lack of funding to address growing needs remains the largest obstacle to addressing underserved populations.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Stakeholders consulted for this Consolidated Plan and Action Plan identified few structural barriers to meeting underserved needs and institutional structure gaps other than limited and affordable transportation, difficulty of renters with blemished records to find housing, and limited services and housing for youth aging out of foster care. These complex obstacles will be considered in the context of other, more comprehensive planning efforts.

## SP-45 Goals Summary and Descriptions – 91.215(a)(4)

Goal Name	Start Year	End Year	Geographic Area	Funding	Goal Outcome Measure
<b>1. Support quality living environments of low and moderate income households and persons with disabilities</b>	2015	2019	Reno LMI areas with infrastructure improvement needs  Reno LMI areas with blight	<b>Infrastructure improvements:</b> \$1,219,142 CDBG in program year 2015  Avg. of \$400,000/year CDBG in years 2016-2019  <b>Blight reduction:</b> \$400,000 CDBG in program year 2015  Avg. of \$350,000/year CDBG in years 2016-2019	<b># of LMI households who will benefit from:</b> Pedestrian ramp improvements Sidewalk improvements  <b># of fire hydrants that need to be replaced in LMI areas</b>  <b># of LMI households benefitting from blight reduction activities</b>
<b>2. Expand and preserve affordable and mixed-income housing opportunities</b>	2015	2019	Throughout Washoe County	\$2,400,589 HOME in program year 2015  \$1,428,974 for 2016  Avg. of \$1 million/year HOME in years 2016-2019  Avg. of \$950,000/year from state trust fund and state HOME  \$242,468 CDBG in program year 2015  \$250,000 CDBG/year 2016-2019	<b># of affordable rental units:</b> New construction Rehabilitation Acquired and preserved  <b># of affordable homeownership opportunities:</b> New construction Rehabilitation Acquired and preserved

<b>3. Support organizations that provide supportive services to low income, homeless and special needs residents</b>	2015	2019	Throughout Washoe County	\$501,929 CDBG in program year 2015  Avg. of \$500,000/year CDBG in program years 2016-2019  \$153,810 ESG in program year 2015  Avg. of \$150,000 million/year ESG in years 2016-2019	<b># of residents assisted</b>
<b>4. Assist persons who are homeless or at-risk of homelessness obtain housing</b>	2015	2019	Throughout Washoe County	\$75,000 in ESG in program year 2015  Avg. of \$75,000/year ESG in program years 2016-2019	<b># of &lt; 30% AMI residents assisted through:</b> Rapid re-housing assistance
<b>5. Increase economic opportunities for area residents and businesses</b>	2015	2019	Reno; will depend on location of qualifying residents and businesses	\$210,000 CDBG in program year 2015	<b># of business assisted and jobs created</b>

**Table 62 – Goals Summary**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).**

5 year estimates: Extremely low income = 1,000; low income = 750. Moderate income = Undetermined; will depend on market conditions. At this point, the majority of resources will be used to benefit low income renters.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Based on RHA's present waiting lists and the needs of current public housing residents, RHA staff does not see a need to increase the number of accessible units; however, whenever the opportunity presents itself to modify a unit in a cost effective manner and in a way that is not detrimental to the residents, RHA is eager to take advantage of the opportunity in order to increase options for its residents.

### **Activities to Increase Resident Involvement**

RHA promotes ongoing resident activities, including year-round youth programs at the family sites and regular Resident Council meetings at all public housing sites. RHA solicits input from residents at each of the Resident Council meetings regarding improvements within their complex and future resident activities. Furthermore, resident service contracts are executed with residents to help maintain certain aspects of their complex.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

At the time this Consolidated Plan was available for public comment, the WCHC was in the process of updating its HUD-required Analysis of Impediments to Fair Housing Choice (AI). The county last conducted an AI in 2007 (dated January 2008). Efforts began to update the AI in early 2015, pending the release of an updated AI template by HUD.

The 2007 AI found a few barriers to affordable and fair housing; however, the barriers were not specifically related public policies affecting the cost of housing development. The barriers to affordable housing access and development identified in the AI included:

1. Apparent discrimination in the rental markets. Discriminatory actions involved discriminatory terms and conditions in rental leases, failure to make reasonable accommodations and noncompliance with design and construction.
2. Lack of a comprehensive first-time homebuyer program.

Strategies recommended by the 2007 AI to address the barriers included:

- Enhancing fair housing outreach and education efforts, thereby improving public awareness of fair housing.
- Providing financial assistance to improve the fair housing delivery system.
- Implementing a more comprehensive first-time homebuyer training program.

This section will be updated once the 2015 AI is complete.

## **SP-60 Homelessness Strategy – 91.215(d)**

RAAH develops an annual Homelessness Strategy for Washoe County. Homeless service providers in Washoe County offer a continuum of services including emergency shelter, transitional housing, permanent housing and supportive services. Although RAAH does not have specific jurisdiction over the community, local government is represented throughout RAAH's activities and strategy development.

Through participation in RAAH, several strategies to ensure that adequate discharge planning procedures and policies are in place across the Continuum and within the institutions in the state. Details on the discharge strategy appear in the Action Plan. RAAH has worked to link the Nevada's Governor's Policy Academy on Homelessness to advocate for statewide policies prohibiting discharge without housing in place. In addition, RAAH has worked with providers to ensure the implementation of its premier strategy to have staff persons trained to provide housing placement assessment and assistance as part of their case management and social services activity.

RAAH, in partnership with the Governor's Policy Academy on Homelessness continues to work with a variety of stakeholders to ensure a collaborative approach is used to assist persons exiting care into housing. This includes promoting the strategy adopted by Northern Nevada Adult Mental Health Services (NNAMHS) that all agencies begin the process of discharge planning when a client enters care rather than when they are preparing to be discharged.

The most current Strategic Plan is summarized below.

### **Strategic Issue #1 – Data/ Coordinated Assessment and Centralized Intake**

The current data system for homeless providers is incomplete, inefficient, and ineffective in capturing and managing information necessary to prevent and end homelessness. Centralized intake can enhance the quality of client screening and assessment, and better target program assistance to where it can be most effective. As a result, the system for preventing and ending homelessness is less fragmented and scarce resources are used more efficiently.

Goal 1: Quickly identify youth age 24 and under who are at risk or are homeless

Goal 2: All clients are able to access assistance in real time, and receive the same assessment and preferred placement

Goal 3: Providers are able to see the entire inventory and availability of resources

Goal 4: Data is collected and reported so that unmet need as well as agency utilization of the system is well understood

Goal 5: The system is integrated, streamlined, promotes data sharing and is captured consistently in HMIS

## **Strategic Issue #2 - Housing**

At its root, homelessness is the result of the inability to afford and maintain housing. Two trends are largely responsible for the rise in homelessness: a growing shortage of affordable housing and an increase in poverty. Affordable housing in Nevada is limited, particularly in the northern area of the state. The unmet need for permanent supportive housing in northern Nevada is 610 beds. Northern Nevada lacks an adequate stock of affordable housing in order to sufficiently house the number of homeless youth, individuals, and families.

Goal 1: Secure resources for housing

Goal 2: Quickly rehouse people who fall out of housing

Goal 3: Provide client-centered housing with supportive services

## **Strategic Issue #3 – Wraparound/SOAR**

Experiencing homelessness exacerbates health problems and the ability to access appropriate care. Residential instability and insecurity, including doubling up and overcrowding, creates substantial risks to child health, development, and educational outcomes. Housing instability and living in lower socioeconomic neighborhoods can lead to significant stress, mental health problems, obesity, and diabetes. Patients with multiple and chronic health needs often find navigating a complex and fragmented healthcare system overwhelming, making wraparound supportive services an essential component of linking health care, human services, and housing. While wraparound services are available for the homeless in northern Nevada, they are not sufficient or as readily available as necessary to promote long-term housing stability.

Goal 1: Increase access to all funding (federal, foundations, grants, private) for which Nevada may be eligible

Goal 2: Determine eligibility and apply for all available wrap around services

## **Strategic Issue #4 – Funding**

Sufficient funding for homeless programs continues to be an ongoing issue. Funding for housing in Nevada comes from a variety of sources, however, it is only sufficient to maintain current projects and there is a lack of dedicated funding for the target subpopulations. Nevada lacks the resources to sufficiently fund housing, wraparound, and other services to effectively prevent and end homelessness.

Goal 1: Increase funding for housing and supportive services

- Support policies that promote development and funding for affordable housing
- Secure 50 transitional housing units for youth age 24 and a pathway to permanent housing
- Secure new permanent affordable housing for 1,000 seniors and to house 100 individuals using a housing first approach
- Ensure resources are available to provide case management and wrap around services to all at risk or who are homeless

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Reno and WCHC, understanding that the potential risk remains, continue to ensure that all housing projects funded with CDBG and HOME funds will comply with the revised Federal guidelines regarding notification and abatement requirements. WCHC requests for proposals require developers to sign Lead-Based Paint (LBP) Certifications and Assurances and that renovation firms be certified under EPA's Renovation, Repair and Painting Rule and trained in lead-safe work practices.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The region's housing stock is relatively new; as such, the risk of lead-based paint hazards is low. Lead-based paint risks will be addressed through rehabilitation and preservation activities.

### **How are the actions listed above integrated into housing policies and procedures?**

Monitoring includes verification that lead information pamphlets have been provided to tenants in rental units and homeowner rehab for housing built prior to 1978. Developers and contractors are reminded of required lead practices and have been and will be noticed of any new requirements, such as the EPA Lead Certification requirement as of April 27, 2010.

The City of Reno, as the lead agency in the Washoe County HOME Consortium, makes annual inspections of all HOME funded projects, and requires new applications for HOME funding to comply with current LBP and asbestos rules and regulations. The city advises all contractors on all jobs on their LBP responsibilities, and the Contractors' Board requires compliance of their members.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The city's primary emphasis locally in regard to anti-poverty strategies is to first provide lower income families and individuals with a range of support services that will assist them in meeting their basic living needs, including food, shelter, mental and physical health, childcare, and transportation. A number of such support programs are funded through the annual human services funding process. Other programs are provided locally through other funding mechanisms.

Once households are able to adequately meet their basic needs, job training and job placement assistance services become increasingly important. Many households will also require continuing support services. The three jurisdictions will work together and in collaboration with other public, private, and non-profit organization to increase the range of job training opportunities available within the region. Each jurisdiction also works within their respective communities to assist small businesses and to attract, retain, and expand businesses of all sizes.

The jurisdictions also cooperate among themselves and with other outside organizations on local and regional economic development activities. These efforts serve to not only create greater numbers of jobs for local residents, but also to expand the range of jobs offering low and moderate income residents prospects for upward mobility. Although most local economic development activities are not funded through the Action Plan process, the jurisdictions collaborate on these types of activities in conjunction with regional providers such as the Economic Development Authority of Western Nevada, NevadaWorks, JOIN, Truckee Meadows Community College System and the University of Nevada Reno.

### **How are poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The City of Reno does not have a stand-alone anti-poverty policy or strategy. The city's actions to address poverty are evident in the creation and support of the CAC and priorities to fund housing developments that assist very low income residents.

## SP-80 Monitoring – 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The WCHC staff annually monitors existing HOME-funded projects, programs, and organizations that receive funds to evaluate compliance with program objectives and funding requirements including:

- Verification of income for all clients housed in funded projects.
- Verification of rents charged.
- Inspection of units and grounds for compliance with code and adequate maintenance.
- Lease agreements.

In addition, staff monitors rehab and new construction projects during the construction process.

Notice of upcoming monitoring is provided to property and program management in writing 15 days in advance. Follow-up letters reporting observations and compliance issues are sent out following the audit. In the event that a project is out of conformance with funding regulations or more information is needed to complete the monitoring process, the property is given 45 days to come into compliance. If this is not done further contacts are made and staff will schedule meetings as necessary and offer technical assistance to resolve the issues. If the technical assistance provided is unsuccessful, staff will move forward with proceedings to cancel the agreement and demand repayment.

On CDBG –funded projects, in the event that a sub-recipient is out of conformance with CDBG regulations, they are given 45 days to come into compliance. If this is not done further contacts are made and staff will schedule meetings as necessary and offer technical assistance to resolve the issues. If the issues cannot be resolved the contract would be canceled.

Community Development staff assumes responsibility for ensuring that projects comply with prevailing wages. Certified payroll reports are submitted electronically through LCP Tracker and reviewed monthly. In addition on-site interviews are conducted to ensure that all contractors and sub-contractors are in compliance with the regulations.

Annually progress toward long-term goals outlined in the Consolidated Plan is measured by reviewing projects undertaken and compared to the established goals for each program. This annual review includes evaluating the expenditures made and the timeliness of commitments.

A Community Development staff member monitors agencies that receive funds annually to determine compliance with program outcomes established when funding contracts are executed, as well as review of the following items:

- Verification of income for clients served with grant money during the grant period.
- Canceled checks or copies of checks, other proof of payment and invoices for expenditures during the grant period.

- Log sheets/case files for clients served during the grant period.
- Reporting problems or clarifications
- Overall program progress; requirements will vary depending on whether an agency is identified as a point of entry, an auxiliary, or an agency to agency provider.
- Additionally, recipients are required to submit reports on a monthly or quarterly basis. Information required includes client totals, progress toward program performance and outcome measures and requests for reimbursement. This information is reviewed for compliance with regulations and goals of the funding program before funds are disbursed to the sub-recipient.

In the event that a sub-recipient agency is not performing adequately, staff will schedule meetings as necessary and offer technical assistance to resolve issues. If the technical assistance provided is unsuccessful, staff will move forward to cancel the contract. Additionally, if funds are not being expended on a timely basis, staff works with the agency to determine if they can amend their approved contract budget and expend it in a different eligible category. We have had very few agencies that have been unable to expend their funds within the grant period.

Notice of upcoming monitoring is provided to agencies in writing at least 15 days in advance. Follow-up letters reporting observations and compliance issues are sent out within 15 days following the audit.

## **Expected Resources**

### **AP-15 Expected Resources – 91.220(c)(1,2)**

Please see the discussion of Expected Resources in SP-35 for 2015 program year resources.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Reno's Public Works Department maintains a comprehensive list of city-owned lots. These lots may be used in the future to help address both the affordable housing and community development needs identified in this plan. As of the writing of this plan, the appropriateness and preference for use of these lots was under evaluation.

## AP-20 Annual Goals and Objectives

Goal Name	Program Year	Geographic Area	Funding	Goal Outcome Indicator
<b>1. Support quality living environments of low and moderate income households and persons with disabilities</b>	2015	Reno LMI areas with infrastructure improvement needs  Reno LMI areas with blight	<b>Infrastructure improvements:</b> \$1,219,142 CDBG in program year 2015  <b>Blight reduction:</b> \$400,000 CDBG in program year 2015	120 Pedestrian ramp improvements 100 Audible Signals in LMI areas 300 households benefitting from sidewalk improvements in LMI areas  <b># of fire hydrants that need to be replaced in LMI areas = 50 hydrants</b>  <b># of LMI households benefitting from blight reduction activities = 3,500 households in central Reno Census tracts</b>
<b>2. Expand and preserve affordable and mixed-income housing opportunities</b>	2015	Throughout Washoe County	\$2,400,589 HOME in program year 2015  \$242,468 CDBG in program year 2015	<b># of affordable rental units:</b> New construction 2015 total 44; HOME assisted 11 Rehabilitation 2015 total 323; HOME assisted 21
<b>3. Support organizations that provide supportive services to low income, homeless and special needs residents</b>	2015	Throughout Washoe County	\$501,929 CDBG in program year 2015  \$153,810 ESG in program year 2015	<b># of residents assisted = 468 residents experiencing homelessness (358 with CDBG and 110 with ESG)</b>
<b>4. Assist persons who are homeless or at-risk of homelessness obtain housing</b>	2015	Throughout Washoe County	\$75,000 in ESG in program year 2015	<b># of &lt; 30% AMI residents assisted through:</b> Rapid re-housing assistance = 50

<b>5. Increase economic opportunities for area residents and businesses</b>	2015	Reno; will depend on location of qualifying residents and businesses	\$210,000 in CDBG in program year 2015	<b># of businesses assisted and/or jobs created</b> = 2 businesses assisted; 6 jobs created
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**Table 63 – Goals Summary**

## Projects

### AP-35 Projects – 91.220(d)

The following projects are proposed for 2015 funding.

#### CDBG

Reno Accelerator small business development (the last year of 3 years)	\$ 210,000
Public Works: Pedestrian Ramps, Fire Hydrants, Sidewalks etc.	\$ 1,200,000
Blight Reduction Program	\$ 400,000
Public Services: support to the CAC (26% of annual allocation)	\$ 500,000
Affordable Housing Initiatives	\$ 240,000

#### HOME

Hillside Meadows Apartments: \$1.75 million for new construction of a 44-unit Low Income Housing Tax Credit (LIHTC) development in Reno. Units will be affordable at the 30 percent and 40 percent AMI levels. Nine units will be targeted to veterans, with supportive services provided through a subcontract with the Veterans Resource Center. The remaining 35 units will carry a Veteran's Preference. The project is proposed to assist with the 10-year Plan to End Homelessness.

Community Gardens: \$200,000 for ADA and Section 504 upgrades as part of the preservation of a Project Based Section 8 development in Reno: 181 rental units rehabilitated, 172 affordable (85% of units < 30% AMI, 13% 31-50%, 2% 50-60%)

Sierra Highlands/Terracina at Reno Apartments: \$100,000 for rehabilitation of existing affordable apartment located in a Low Income Housing Tax Credit development in Reno. Preservation of 142 existing affordable units. Upon rehabilitation, 4 units will be affordable at less than 30 percent AMI, 14 at 50 percent AMI, 126 at 60 percent AMI.

Lincoln Way Senior Apartments: \$350,000 to supplement construction of a 45-unit, affordable senior housing development in Sparks. The apartments will be energy efficient and have a part-time, on-site service coordinator. All units will be affordable to households at less than 45 percent AMI.

**ESG**—Support operations of CAC and RRH program

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Throughout the program year the City of Reno and WCHC have continued to focus efforts on serving those most in need through the support of activities that increase the availability of affordable housing opportunities, including the development of rental units targeting households earning not more than 40 percent of the AMI and those experiencing homelessness. Proximity to services is considered in



evaluating housing developments for funding. Substantial resources are also used to support services for individuals experiencing homeless.

Allocations of resources, from all sources, are made annually based upon evaluations of current circumstances and needs. For grant funds this process takes into account regulatory requirements, goals established in the Consolidated Plan, awareness of community initiatives and Council priorities.

Affordable housing allocations are determined through a multi-step process in response to applications submitted. The WCHC Technical Review Committee (TRC), comprised of one staff and one community representative from each jurisdiction plus one at-large member and a representative of the Truckee Meadows Regional Planning Agency, receives, evaluates and makes funding recommendations, which includes WCHC HOME money, and State HOME money. These recommendations are forwarded to the WCHC Directors for approval and forwarding to the Regional Planning Governing Board for ratification. During this process proposed projects and programs are evaluated for compliance and addressing the identified needs and goal

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

CDBG is targeted according to need, not geographic location per se. The City of Reno uses its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG to supplement funding for improvements in HUD-designated low and moderate income (LMI) areas. Other considerations are availability and timing of funding, and availability of partners for the implementation of projects.

In 2015, public facilities projects will consist of pedestrian ramps and the purchase of audible crossing signals for installation across the city, and sidewalk improvements and the replacement of fire hydrants in CDBG eligible areas of the city. A blight identification study will be completed in 2015. This will help in the identification of projects for the blight reduction program.

HOME dollars are also allocated based on housing need. HOME funds are used throughout the Consortia geographic area to support development of affordable housing.

Because homeless services are largely provided through the CAC, ESG is primarily allocated to the Census tract in which the CAC is located.

### **Rationale for the priorities for allocating investments geographically**

While the federal funds received through HUD will be used to provide affordable housing, community development, and economic opportunities throughout the city for low and moderate income households, an effort will be made to direct funding and services into areas of low income and minority/ethnic concentration. For housing, every effort is made to ensure housing options are available in a variety of neighborhoods, including a range of economic and racial/ethnic compositions. Although numerous needs were identified within the community, limited human and financial resources make necessary to prioritize housing, economic development, and community development projects that will have the biggest impact for the community and best leverage the resources.

Projects are distributed throughout the community and serve a broad population of clients. Projects undertaken in low-income neighborhoods are intended to improve the quality of life through reinvestment and removal of blighting condition and the availability of affordable, quality living opportunities. Housing dollars are prioritized for residents most in need and within corridors designed to facilitate access to services meeting both basic living needs and supportive services.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The allocation of HOME dollars in 2015 will be dedicated primarily to expansion and preservation of affordable rental and homeowner housing. CDBG dollars will be dedicated primarily to improvements infrastructure, and ESG dollars will be used to assist homeless persons and persons at-risk of homelessness .

<b>One Year Goals for the Number of Households to be Supported</b>
Homeless = 50 in RRH; 280 individuals moved into housing
Non-Homeless = 44 from new construction; 323 from rehabilitation with HOME assistance
Special-Needs = 9 rental units for Veterans, new construction
Total = 706

**Table 64 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>
Rental Assistance (RRH) = 50 residents assisted in 2015
The Production of New Units = 44 new affordable rentals
Rehab of Existing Units = 323 affordable rental units rehabilitated and preserved
Acquisition of Existing Units
Total = 417

**Table 65 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

This section outlines actions that Reno Housing Authority (RHA) has planned during the PY2015 Plan year to address the needs of public housing and to encourage public housing residents to become more involved in management and participate in homeownership.

### **Actions planned during the next year to address the needs to public housing**

The Reno Housing Authority (RHA) is a separate entity governed by an independent Board of Directors and, as such, the city does not have authority over its general hiring, contracting, and procurement processes. RHA has received HOME funds from WCHC in the past to develop rental properties and to construct single-family homes. RHA recently received a \$21 million award from HUD to address the foreclosure problem in the region and was very successful in acquiring foreclosed homes to add to its scattered site inventory. These types of partnerships will continue.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

RHA promotes ongoing resident activities, including year-round youth programs at the family sites and regular Resident Council meetings at all public housing sites. RHA solicits input from residents at each of the Resident Council meetings regarding improvements within their complex and future resident activities. Furthermore, resident service contracts are executed with residents to help maintain certain aspects of their complex.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

This section outlines the one-year goals and actions for reducing and ending homelessness, addressing emergency shelter and transitional housing needs of the homeless, and helping homeless persons and other special needs populations make the transition to permanent housing.

### **Activities**

The City of Reno acts as the Collaborative Applicant for the Washoe County submission of the Continuum of Care (CoC) and provides administrative funds for related planning activities through RAAH. In addition, the city has taken lead in implementing the 10-Year Plan to End Homelessness and is the CoC HMIS grant administrator. The CoC continues to provide much needed permanent supportive housing in the community. RAAH meetings, public forums, and strategic planning activities all focused on increasing awareness of homelessness and housing first strategies among service providers. As a result, chronic homelessness is now referenced in the Washoe County Human Services Strategic Plan and in the Fund for a Healthy Nevada/State of Nevada Grants Management Unit prioritization and assessment reports.

Reno, Sparks and Washoe County continue to pool funds to support shelter operations. Staff will continue to support activities at the CAC and work to build collaborations between housing and service providers to increase the supply of supportive housing in the community. Through WCHC housing priorities, developers are encouraged to incorporate supportive services for individuals recovering from homelessness into a portion of the funded units.

For the homeless, there are several aggressive, regularly scheduled outreach activities that take place each week for persons living on the street through the Mobile Outreach Safety Team, a local partnership between mental health and law enforcement agencies, and the Veterans Administration Health Care for Homeless Veterans program. Once outreach occurs, persons are connected immediately to the most appropriate resources based upon their individualized needs. All outreach activities are conducted with resources that can immediately either provide a direct service or link the person to appropriate resources. For example, transportation is offered to assist the individual in accessing medical care, shelter, food, clothing, Washoe County Social Services and to access other mainstream resources. If a need is identified during the outreach episode that cannot immediately be addressed, case management and follow up occurs to ensure the individual receives the services they need.

RAAH providers have worked to decrease homeless persons' length of stay in emergency or transitional housing, while implementing processes to support transitions to permanent rather than experiencing a relapse into street homelessness, and to increase the income of chronically homeless individuals to assist in the transition to permanent housing and independent living. To achieve this objective, RAAH members have evaluated admission and discharge policies of existing programs to determine barriers to stay for chronically homeless participants. Efforts have also been undertaken to implement the SOAR program in earnest and improve the ability of workers to assist their clients to access Social Security Disability as well as Food Stamps and Medicaid.

## **AP-75 Barriers to affordable housing – 91.220(j)**

At the time this Consolidated Plan was available for public comment, the WCHC was in the process of updating its HUD-required Analysis of Impediments to Fair Housing Choice (AI). The county last conducted an AI in 2007. Efforts began to update the AI in early 2015, pending the release of an updated AI template by HUD.

The updated AI will contain a revised Fair Housing Action Plan (FHAP) to address identified impediments, including those impediments related to negative effects of public policies (e.g., land use controls, tax policies affecting land use, zoning ordinances, building codes and development fees).

## **AP-85 Other Actions – 91.220(k)**

Other policy actions and programs to assist low income households in the region are discussed below.

### **Actions planned to address obstacles to meeting underserved needs**

Stakeholders consulted for this Consolidated Plan and Action Plan identified few structural barriers to meeting underserved needs other than limited and affordable transportation, difficulty of renters with blemished records to find housing, and limited services and housing for youth aging out of foster care. These complex obstacles will be considered in the context of other, more comprehensive planning efforts. How peer communities have addressed these issues will also be examined.

In addition, staff will continue to hold workshops to assist homeless households apply for housing, work closely with RAAH and the CAC to develop appropriate programming at homeless shelters and expand client resources and educate city leaders on the housing and community development needs in the region.

### **Actions planned to foster and maintain affordable housing**

Projects that support creation and preservation of affordable housing will be a priority. During the 2015 program year, an estimated \$240,000 in CDBG dollars and \$2.4 million HOME dollars will be used to support the preservation and creation of affordable and mixed-income housing. An additional \$779,000 in unexpended HOME funds is expected to be allocated to 2016 affordable housing projects.

### **Actions planned to reduce lead-based paint hazards**

The City of Reno and WCHC will continue to ensure that all housing projects funded with CDBG and HOME funds will comply with the revised Federal guidelines regarding notification and abatement requirements. WCHC requests for proposals will require developers to sign Lead-Based Paint (LBP) Certifications and Assurances and that renovation firms be certified under EPA's Renovation, Repair and Painting Rule and trained in lead-safe work practices.

### **Actions planned to reduce the number of poverty-level families**

Past actions to address poverty will be continued. The City of Reno will commit the maximum amount of allowable CDBG funds toward the operations of the CAC to help meet the needs of families and individuals in poverty.

The Parks and Recreation Department will continue to fund affordable afterschool and school-day-out care programs.

HOME dollars will be prioritized to housing projects that serve extremely and very low income households.

The City of Reno will continue to work with EDAWN and Truckee Meadows Community College to provide job training opportunities to low income unemployed residents.

### **Actions planned to develop institutional structure and enhance coordination between public and private housing and social service agencies**

The City of Reno and Washoe County staff will continue to be part of and support RAAH. The City of Reno will use CDBG to fund CAC, a one-stop resource center and efficient distribution of resources to residents in need. The city and Washoe County will also support the activities of the Reno Housing Authority as needed. Finally, internally, city departments will coordinate to allocate funds to support other city efforts that address housing and community development needs (e.g., housing and community development briefed on annual budget and capital improvement needs and funding gaps; coordination with Public Works on ramp and sidewalk improvements needed in low and moderate income neighborhoods).





## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

**Introduction:** This section contains the required Program Specific Requirement.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed = \$16,991
  2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan = N/A
  3. The amount of surplus funds from urban renewal settlements = N/A
  4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan = N/A
  5. The amount of income from float-funded activities N/A
- Total Program Income = \$16,991

#### **Other CDBG Requirements**

1. The amount of urgent need activities. None.

#### **HOME Investment Partnership Program (HOME)**

##### **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: When a homeowner, who received HOME assistance to acquire his/her home, sells the property, we follow the recapture regulations since all our homebuyer assistance goes directly to the homeowner and not to the contractor or developer.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homeowner opportunities are provided primarily through down payment assistance programs. During the period of affordability, HOME funds will be recaptured and reallocated to additional HOME eligible projects. In cases of foreclosure, HOME funds will be recaptured from net sales proceeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is

rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Washoe County HOME Consortium has developed the following refinancing guidelines when reviewing projects requesting funding under this eligible activity throughout its designated service area. These guidelines are developed in accordance with 24 CFR 92.206(b)(2). For multifamily housing projects (projects consisting of five or more units):

- Rehabilitation must be the primary purpose of the request for refinancing. Therefore projects must include per unit rehabilitation costs that meet or exceed the minimum of \$1,000/unit for rehabilitation investment in Consortium and non-Consortium assisted units
- The developer must demonstrate through proformas, project budgets, and other financial documents that the refinancing is necessary to permit or continue affordability under 24 CFR 92.252
- The developer must demonstrate through a minimum 15-year proforma and project budget that as a result of the refinancing the project is sustainable and the targeted population can be served over an extended period of time
- The developer must keep the units at the project affordable for a minimum of 15 years, although the Consortium may impose a longer affordability period. Specific occupancy and rent limitations will be set on a case-by-case basis during project review
- Staff will conduct a site tour and/or review current photos of the property and units to determine that significant disinvestment has not occurred at the property
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please see the ESG Manual attached to this Plan in the Grantee Unique Appendices.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Our CoC is establishing a coordinated entry process that utilizes a standardized assessment and a single prioritized waitlist. This method allows for us to further implement our community's model of Housing First. Our coordinated entry involves all of the CoC grantees, with one agency being responsible for maintaining the list and notifying providers when there is an opening, and letting them know who is next on the list.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

N/A

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A. The jurisdiction is able to meet the homeless requirement.

5. Describe performance standards for evaluating ESG.

Emergency Solutions Grant Performance Standards

<b>Program Level-All Programs</b>		
Goal	Measurement	Standard
Integration with CoC	# of CoC meetings attended	ESG sub-recipients must attend at least 75% of CoC meetings held annually
On-time draw reimbursement requests and reporting with accurate data	# of quarterly draws and reports submitted on-time	ESG sub-recipients must submit draw reimbursement requests and quarterly reports no later than due date 90% of the time; and

	% of data missing or inaccurate	Report must have less than 10% of data missing or inaccurate
Coordination with local Workforce Investment Boards and/ or Community Coalitions	# of meetings attended and partnerships formed	ESG recipients must participate in at least 4 meetings per year. Provide summary annually of meetings attended and any partnerships formed. Sub-recipients shall also provide information to local Continuum of Care
HMIS and effective data collection	% of client information accurately and completely entered into HMIS  # of clients entered into HMIS	Client data will be entered into HMIS with not less than a 90% accuracy  95% of program participants will be entered into HMIS within 1 week of assistance
<b><i>Program Level – Emergency Shelter</i></b>		
Goal	Measurement	Standard
Reduce average length of stay	Average length of stay in the homeless shelter is reduced by 15%	The average length of stay in shelter of less than 75 days
Increased discharge to permanent housing	% of homeless who exit to appropriate housing	At least 25% of homeless clients exit to permanent housing at discharge from shelter
<b><i>Program Level - Rapid Re-Housing Program</i></b>		
Increased income for rapid re-housing clients	% of clients that have increased income at exit from program	25% of clients will have increased income at exit from re-

		housing program
Increased housing retention for rapid re-housing clients	% of homeless sustaining permanent housing in rapid re-housing program	75% of clients placed in permanent housing will remain in that housing after 7 months
Increased discharge to non-ESG assisted housing	Number of Households (single & family) successfully transitioning off of assistance (moving into permanent subsidized programs, paying rent independently, etc.)	75% of clients receiving rapid re-housing assistance will transition to non-ESG funded permanent housing.